Agua Mansa Commerce Center
Building 1
Initial Study

Prepared for:

City of Colton
659 N La Cadena Drive
Colton, California 92324
909-370-5079

Project Proponent:

Prologis
2817 East Cedar Street
Suite #200
Ontario, California 91761

Prepared by:

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June 2014

- This document is designed for double-sided printing -

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1 Introduction

The City of Colton (Lead Agency) received applications for a Tentative Parcel Map, Architectural/Site Plan Review, Variance (for a decrease in parking spaces), and Historic Certificate of Appropriateness for the construction of a speculative warehouse distribution facility that includes 12,000 square feet of office space and 435,330 square feet of warehouse space totaling 447,330 square feet of building area located at the northeast corner of South Riverside Avenue and Miguel Bustamante Parkway. The approval of these applications constitute a project that is subject to review under the California Environmental Quality Act (CEQA) 1970 (Public Resources Code, Section 21000 et seq.), and the State CEQA Guidelines (California Code of Regulations, Section 15000 et. seq.).

Pursuant to Section 15163 of the CEQA Guidelines, the City has determined that a Supplemental Environmental Impact Report (EIR) will be required for this project. This Initial Study has been prepared to determine those issues to be addressed in the Supplemental EIR.

1.1 – Purpose of CEQA

The body of state law known as *CEQA* was originally enacted in 1970 and has been amended a number of times since then. The legislative intent of these regulations is established in Section 21000 of the California Public Resources Code, as follows:

The Legislature finds and declares as follows:

a) The maintenance of a quality environment for the people of this state now and in the future is a matter of statewide concern.
b) It is necessary to provide a high-quality environment that at all times is healthful and pleasing to the senses and intellect of man.
c) There is a need to understand the relationship between the maintenance of high-quality ecological systems and the general welfare of the people of the state, including their enjoyment of the natural resources of the state.
d) The capacity of the environment is limited, and it is the intent of the Legislature that the government of the state take immediate steps to identify any critical thresholds for the health and safety of the people of the state and take all coordinated actions necessary to prevent such thresholds being reached.
e) Every citizen has a responsibility to contribute to the preservation and enhancement of the environment.
f) The interrelationship of policies and practices in the management of natural resources and waste disposal requires systematic and concerted efforts by public and private interests to enhance environmental quality and to control environmental pollution.
g) It is the intent of the Legislature that all agencies of the state government which regulate activities of private individuals, corporations, and public agencies which are found to affect the quality of the environment, shall regulate such activities so that major consideration is given to preventing environmental damage, while providing a decent home and satisfying living environment for every Californian.

The Legislature further finds and declares that it is the policy of the State to:

h) Develop and maintain a high-quality environment now and in the future, and take all action necessary to protect, rehabilitate, and enhance the environmental quality of the state.
i) Take all action necessary to provide the people of this state with clean air and water, enjoyment of aesthetic, natural, scenic, and historic environmental qualities, and freedom from excessive noise.

j) Prevent the elimination of fish or wildlife species due to man's activities, insure that fish and wildlife populations do not drop below self-perpetuating levels, and preserve for future generations representations of all plant and animal communities and examples of the major periods of California history.
k) Ensure that the long-term protection of the environment, consistent with the provision of a decent home and suitable living environment for every Californian, shall be the guiding criterion in public decisions.
l) Create and maintain conditions under which man and nature can exist in productive harmony to fulfill the social and economic requirements of present and future generations.
m) Require governmental agencies at all levels to develop standards and procedures necessary to protect environmental quality.
n) Require governmental agencies at all levels to consider qualitative factors as well as economic and technical factors and long-term benefits and costs, in addition to short-term benefits and costs and to consider alternatives to proposed actions affecting the environment.

A concise statement of legislative policy, with respect to public agency consideration of projects for some form of approval, is found in Section 21002 of the Public Resources Code, quoted below:

The Legislature finds and declares that it is the policy of the state that public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects, and that the procedures required by this division are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects. The Legislature further finds and declares that in the event specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof.

1.2 – Supplemental EIR

CEQA authorizes a Lead or Responsible Agency to prepare a supplement to a previously certified EIR if some changes or additions are necessary to a previously analyzed project and none of the conditions described in CEQA Guidelines Section 15162 requiring the preparation of a Subsequent EIR are met.

Pursuant to Section 15162 of the CEQA Guidelines, a Subsequent EIR or Negative Declaration may only be prepared if:

(a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:
(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.

(c) Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in subdivision (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation no other responsible agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.

(d) A subsequent EIR or subsequent negative declaration shall be given the same notice and public review as required under Section 15087 or Section 15072. A subsequent EIR or negative declaration shall state where the previous document is available and can be reviewed.

Pursuant to CEQA Guidelines Section 15163:

(a) The Lead or Responsible Agency may choose to prepare a Supplement to an EIR rather than a Subsequent EIR if:

(1) any of the conditions described in Section 15162 would require the preparation of a Subsequent EIR, and

(2) only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation.

(b) The supplement to the EIR need contain only the information necessary to make the previous EIR adequate for the project as revised.

(c) A supplement to an EIR shall be given the same kind of notice and public review as is given the draft EIR under Section 15087.

(d) A supplement to an EIR may be circulated by itself without recirculating the previous draft or final EIR.

(e) When the agency decides whether to approve the project, the decision-making body shall consider the previous EIR as revised by the supplemental EIR. A finding under Section 15091 shall be made for each significant effect shown in the previous EIR as revised.

1.3 – Analytical Approach

This Initial Study has been prepared to evaluate those environmental issues resulting from the addition of land and building square footage to the Agua Mansa Commerce Center Master Plan. Environmental issues requiring minor revisions or changes to the certified EIR are identified as *potentially significant impacts* and will be evaluated in a Supplemental EIR. Those issues analyzed in the certified EIR that require no further analysis in a Supplemental EIR are also noted herein.

1.4 – Public Comments

Comments from all agencies and individuals are invited regarding the information contained in this Initial Study. Such comments should explain any perceived deficiencies in the assessment of impacts, identify the information that is purportedly lacking in the Initial Study or indicate where the information may be found. All comments on the Initial Study are to be submitted to:

Mark Tomich, Development Services Director
City of Colton Planning Division
659 N La Cadena Drive
Colton, California 92324
909-370-5523

Following a 30-day period of circulation and review of the Initial Study, all comments will be considered by the City of Colton prior to public circulation of the Draft Supplemental EIR.

Availability of Materials

All materials related to the preparation of this Initial Study are available for public review. Materials include the Agua Mansa Commerce Center Final Environmental Impact Report and associated addendums. To request an appointment to review these materials, please contact:

Mark Tomich, Development Services Director
City of Colton Planning Division
659 N La Cadena Drive
Colton, California 92324
909-370-5523

2 Project Description

2.1 – Project Title

Agua Mansa Commerce Center Building 1

2.2 – Lead Agency Name and Address

City of Colton Planning Division
659 North La Cadena Drive
Colton, California 92324
909-370-5079

2.3 – Contact Person and Phone Number

Mark Tomich, Development Services Director
909-370-5523

Project Location

Northeast Corner of South Riverside Avenue at Miguel Bustamante Parkway
APN: 0260-091-87; 0260-221-01, -02, and -03
Latitude: 34° 1'57" North, Longitude: 117°21'47" West
(See Exhibit 1, Regional Context and Vicinity Map)

Project Sponsor's Name and Address

Prologis
2817 East Cedar Street, Suite 200
Ontario, California 91761

2.6 – General Plan Land Use Designation

Heavy Industrial (M-2)

2.7 – Zoning District

Heavy Industrial (M-2)

2.8 – Project Description

The proposed project includes the construction of a speculative warehouse distribution facility that contains 12,000 square feet of office space and 435,330 square feet of warehouse space totaling 447,330 square feet of building area located at the northeast corner of Riverside Avenue at Miguel Bustamante Parkway on 21.07 acres (see Exhibit 3, Revised Master Site Plan and Exhibit 4, Site Plan). The building is intended to be used as a warehouse/distribution facility; however, an end user has not been identified at this time, as such, specific details about the future operation of the facility are not currently available. The proposed design will be a concrete tilt-up building. The project proposes 216 automobile parking spaces, including six ADA parking spaces

and three ADA van accessible parking spaces. The project also proposes 99 truck trailer parking stalls, and 83 loading docks. The proposed landscape coverage for the site is 117,767 square feet or 12.83%. The project includes applications for a Tentative Parcel Map, Architectural/Site Plan Review, Variance (for a decrease in parking spaces), and Historic Certificate of Appropriateness.

The project is an modification to the previously approved Agua Mansa Commerce Center Master Plan (see Exhibit 2, Master Site Plan). The project will add 13.23 acres to the Master Plan, increasing the Master Plan area from 94.18 acres to 107.13 acres (see Exhibit 3, Revised Master Site Plan). The Tentative Parcel Map will consolidate Lots 1, 2, and part of Lot 3 (APNs 0260-221-01, -02, and -03), along with the addition of new acreage on Parcel 2 (APN 0260-091-87) to the north, resulting in a total of 21.07 acres for this new parcel. The Tentative Parcel Map will transfer the remaining 11,074 square feet (0.25 acres) from Lot 3 to Lot 4, thereby increasing Lot 4 from 5.18 acres to 5.43 acres. With the consolidation of these lots, a new 447,330 square foot single building is proposed to replace the previously approved Buildings 1, 2, and 3.

Circulation

The project will take access from Riverside Avenue via a 30-foot driveway and a 40' driveway. The project will also take access from two 40-foot driveways on Miguel Bustamante Parkway. A 26-foot wide drive aisle is proposed within the vehicular parking areas and a minimum 40-foot wide interior access drive aisle is proposed to circumnavigate the building in the truck court area providing access to truck trailer parking and loading areas, and access for the Fire Department. Per the City's General Plan, Riverside Avenue is classified as a Major Arterial. Existing street improvements include street pavement, painted medians, curbs, gutters, sidewalks, and parkway landscape improvements. All existing street and parkway improvements are to remain in place. Improvements along Riverside Avenue frontage shall be constructed per planned ultimate right of way. Missing street improvements along the project frontage consisting of curb, gutter, sidewalk, pavement, raised landscaped median, driveway approaches, handicap access ramps, streetlights, street trees, street signs, and roadway striping will be constructed as per the approved Street Improvement Plans and City of Colton Standard Specifications. The project will be required to dedicate to the City the necessary right of way for the ultimate width of Riverside Avenue, if needed.

Utilities and Drainage

Building 1 will connect to existing water and sewer mains underlying Riverside Avenue. West Valley Water District will provide water to the project site. A Will Serve Letter dated March 20, 2014 is provided confirming availability of service. The City of Colton Public Utilities Department will provide sewer service to the site. A Will Serve Letter dated March 19, 2014 is provided confirming availability of service. The property drainage areas are split on the site. Lots 1, 2, and 3 drainage is directed south into the detention basin across Miguel Bustamante Parkway, while the drainage for the northern Parcel #0260-091-87 is directed to drain under Miguel Bustamante Parkway through the channel along the basin into the Santa Ana River.

2.9 – Surrounding Land Uses

Table 1
Surrounding Land Uses

Direction	General Plan Designation*	Zoning District*	Existing Land Use
Project Site (Building 1)	Heavy Industrial	Heavy Industrial (M-2)	Materials Storage Vacant Lots
North	Heavy Industrial	Heavy Industrial (M-2)	Truck Terminal
East	Open Space-Resource	OS-R	Vacant Lot
South	Heavy Industrial	Heavy Industrial (M-2)	Detention Basin

Direction	General Plan Designation*	Zoning District*	Existing Land Use
			Vacant
West (Rialto)	General Industrial	Agua Mansa Specific Plan	Materials Storage Industrial

2.10 – Environmental Setting

Approximately eleven acres of the project site are currently used for construction materials and equipment storage. A driveway and truck trailer storage associated with the adjacent truck terminal occupies the northern 2.17 acres of the project site. The remaining 8.54 acres on the southern portion of the project site are undeveloped but have been graded. There is a City of Colton owned sewer lift station located on the southwest corner of the project site that will be relocated on-site to accommodate development of the proposed building. There are no habitable structures located on the project site. The project site is completely disturbed.

The southern portion of the project site (8.10 acres) was previously entitled for industrial uses as part of the Agua Mansa Commerce Center Master Plan. The 8.10 acres is comprised of three parcels (APN 0260-221-01, -02, and -03) approved for three warehouses totaling 120,314 square feet. A detention basin and parking area were also approved as a part of the Agua Mansa Commerce Center on 11.71 acres south of the project site.

The Agua Mansa Commerce Center was originally approved for the construction of an industrial business park including 1,365,448 square feet of industrial buildings on a 94.20-acre site. Subsequently, the Agua Mansa Commerce Center approval was revised to consolidate development on Lots 6, 7, 8, and 9 from 762,919 square feet to 423,981 square feet to accommodate a proposed cold storage warehouse which has now been constructed. The certified Environmental Impact Report (EIR) has been amended three times to analyze various changes to the project. Table 2 (Agua Mansa Commerce Center Development Comparison) summarizes the changes to the previously approved Agua Mansa Commerce Center, including the changes proposed as part of this project.

Table 2
Agua Mansa Commerce Center Development Comparison

	Certified EIR	Addendum 1	Addendum 2	Addendum 3	Proposed Project
Buildings	11	11	9	8	6
Detention Basins (AC)	8.05	8.05	8.05	8.05	8.88
Off-Site Parking (AC)	3.66	3.66	3.66	3.66	2.82
Master Plan Area (AC)	94.18	94.18	94.18	94.18	107.13
Building Area (SF)	1,365,450	1,365,450	1,365,450	1,019,418	1,346,435

The Master Plan area has been graded and infrastructure improvements have been installed including street improvements, curbs, gutters, sidewalks, medians, parkway landscaping, fire hydrants, and street lights. A traffic signal at the intersection of Riverside Avenue and Miguel Bustamante Parkway has been installed. All biological permitting requirements and mitigation measures required in the certified Agua Mansa Commerce Center Environmental Impact report (EIR) have been satisfied, including those required by the U.S. Fish and Wildlife Service (FWS), the California Department of Fish and Game (DFG), U.S. Army Corps of Engineers (ACOE), and Regional Water Quality Control Board (RWQCB).

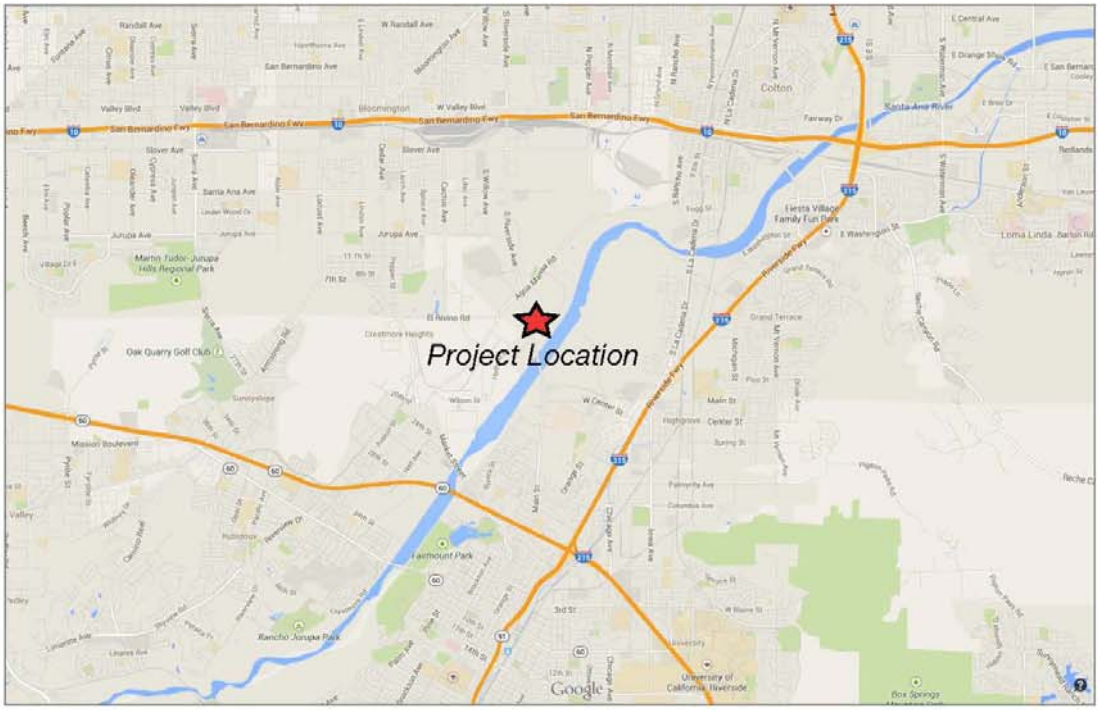
2.11 – Required Approvals

The City of Colton is the only land use authority for this project and this project will require the following City approvals:

- Tentative Parcel Map
- Architectural/Site Plan Review
- Certificate of Historical Appropriateness
- Major Variance (for a decrease in parking spaces)

2.12 – Other Public Agencies Whose Approval is Required

West Valley Water District



Source: Google Maps

Regional

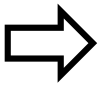
Source: Google Maps

Vicinity

Not to Scale

Exhibit 1 Regional and Vicinity Map

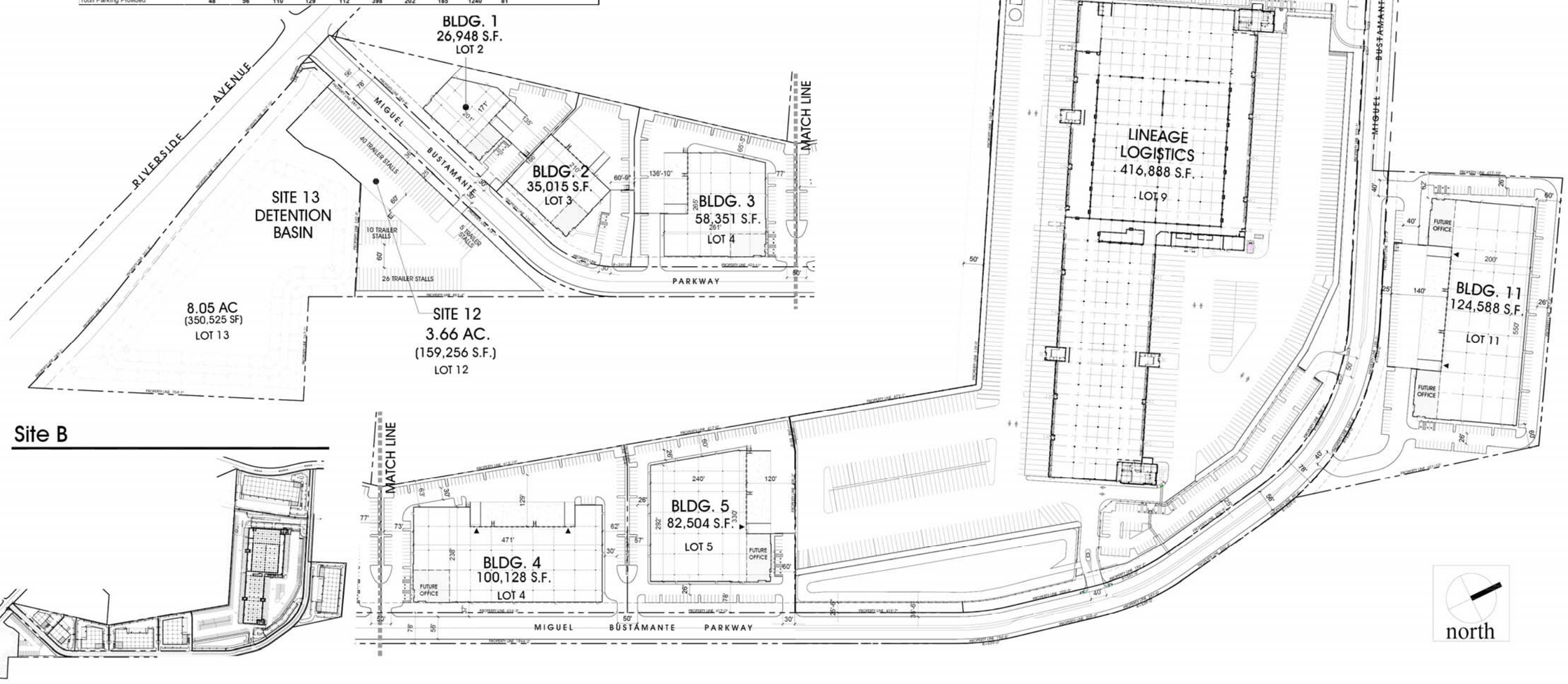
Agua Mansa Commerce Center - Building 1
Colton, California



Tabulation

Building #	1	2	3	4	5	9	10	11	Subtotal	Site 12	Site 13 Detention Basin	Street	Total
Lot #	1	2	3	4	5	9	10	11		12	13		
Land Area													
Total Land area													
Square Feet	98,702	104,258	150,968	225,545	190,193	1,627,362	460,091	328,294	3,185,413	159,256	350,525	407,175	4,102,369
Acres	2.27	2.39	3.47	5.18	4.37	37.36	10.56	7.54	73.13	3.66	8.05	9.35	94.18
Building Area													
Office Area	2,695	3,502	5,835	10,013	8,250	41,689	17,500	12,459	101,943				
Manufacturing Area	8,084	10,505	17,505	30,038	24,751	83,378	34,999	24,918	234,177				
Warehouse Area	16,169	21,008	35,011	60,077	49,503	291,822	122,497	87,212	683,298				
	26,948	35,015	58,351	100,128	82,504	416,888	174,995	124,588	1,019,418				
Building Coverage	27.30%	33.58%	38.65%	44.39%	43.38%	25.62%	38.03%	37.95%	32.00%				
Landscape Coverage	42.64%	26.54%	18.20%	14.01%	12.03%	14.44%	20.13%	21.97%	17.31%	45.79%			15.22%
	42,091	27,674	27,470	31,598	22,882	235,000	92,621	72,129	551,465	72,927			624,392
Parking Required													
Office: 1/300 SF	9	12	19	33	28	139	58	42	340				
Manufacturing: 1/500 SF	16	21	35	60	50	167	70	50	469				
Whse: 1/1,000 SF - 1st 10,000 SF	10	10	10	10	10	10	10	10	80				
Whse: 1/2,000 SF - Above 10,000 SF	3	6	13	25	20	141	56	39	303				
Total Parking Required	38	49	77	128	108	457	194	141	1192				
Parking Provided													
Standard (9'x20')	45	53	105	124	107	387	195	179	1,195	0			
Handicap (9'x20')	3	3	5	5	5	11	7	6	45	0			
Trailer (10'x60')	-	-	-	-	-	-	-	-	-	81			
Total Parking Provided	48	56	110	129	112	398	202	185	1240	81			

Aerial Map



Source: HPA Architecture

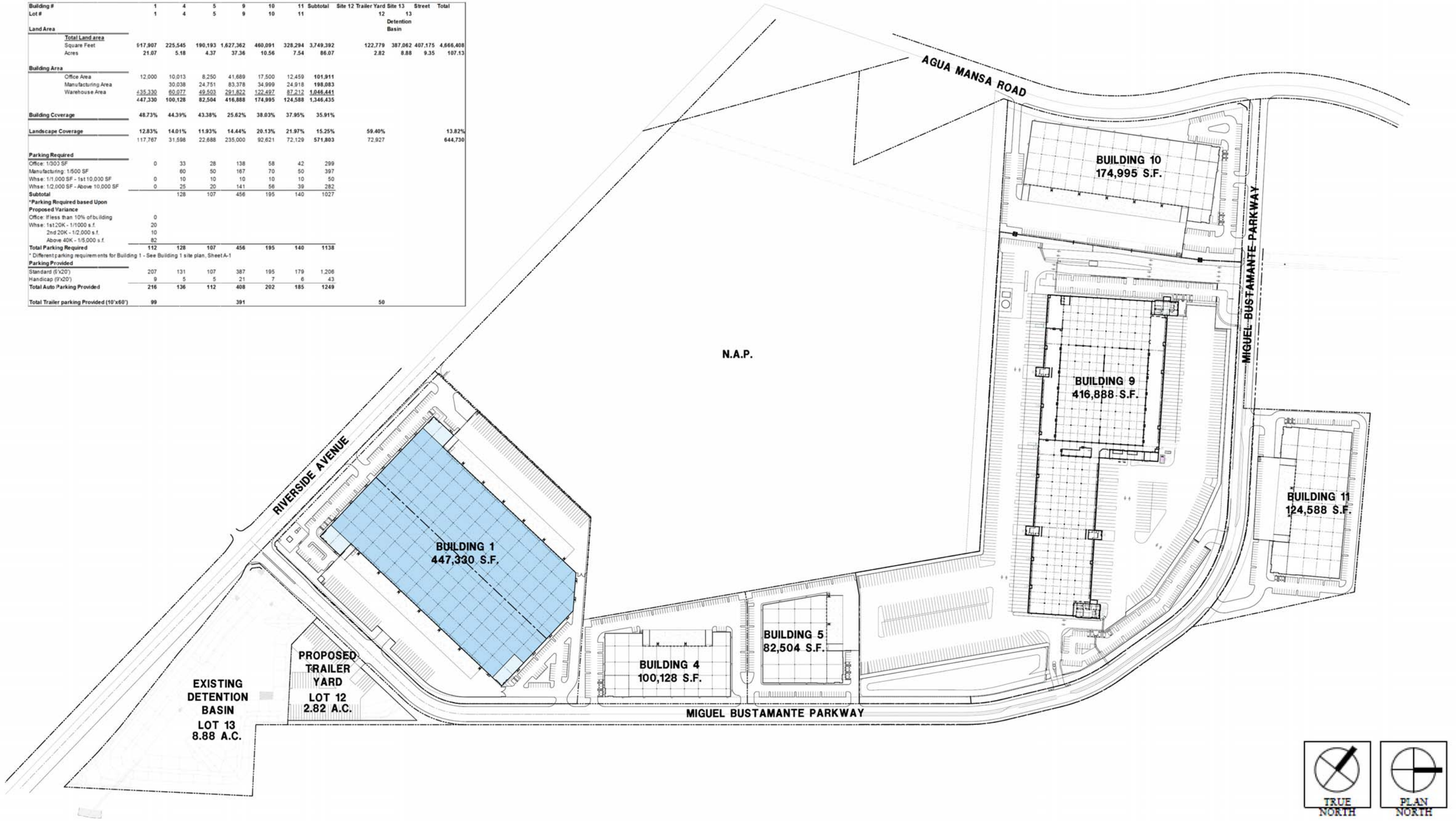
Exhibit 2 Current Approved Master Plan

Agua Mansa Commerce Center
Colton, California

Hogle-Ireland

TABULATION

Building #	1	4	5	9	10	11	Subtotal	Site 12 Trailer Yard	Site 13	Street	Total
Lot #	1	4	5	9	10	11		12	13		
									Detention Basin		
Land Area											
Total Land area											
Square Feet	447,907	225,545	190,193	1,627,362	460,091	328,294	3,749,392	122,779	387,062	407,175	4,666,408
Acres	21.07	5.18	4.37	37.36	10.56	7.54	86.07	2.82	8.88	9.35	107.13
Building Area											
Office Area	12,000	10,013	8,250	41,689	17,500	12,459	**101,911**				
Manufacturing Area		30,038	24,751	83,378	34,999	24,918	**198,083**				
Warehouse Area	435,330	60,077	49,503	291,822	122,497	87,212	**1,046,441**				
	447,330	**100,128**	**82,504**	**416,888**	**174,995**	**124,588**	**1,346,435**				
Building Coverage	**48.73%**	**44.39%**	**43.38%**	**25.62%**	**38.03%**	**37.95%**	**35.91%**				
Landscape Coverage	**12.83%**	**14.01%**	**11.93%**	**14.44%**	**20.13%**	**21.97%**	**15.25%**	**59.40%**			**13.82%**
	117,767	31,598	22,688	235,000	92,621	72,129	**571,803**	72,927			**644,730**
Parking Required											
Office: 1/300 SF	0	33	28	138	58	42	299				
Manufacturing: 1/500 SF		60	50	167	70	50	397				
Whse: 1/1,000 SF - 1st 10,000 SF	0	10	10	10	10	10	50				
Whse: 1/2,000 SF - Above 10,000 SF	0	25	20	141	56	39	282				
Subtotal		128	107	456	195	140	1027				
***Parking Required based Upon Proposed Variance**											
Office: If less than 10% of building	0										
Whse: 1st 20K - 1/1000 s.f.	20										
2nd 20K - 1/2,000 s.f.	10										
Above 40K - 1/5,000 s.f.	82										
Total Parking Required	**112**	**128**	**107**	**456**	**195**	**140**	**1138**				
* Different parking requirements for Building 1 - See Building 1 site plan, Sheet A-1											
Parking Provided											
Standard (9'x20')	207	131	107	387	195	179	1,206				
Handicap (9'x20')	9	5	5	21	7	6	43				
Total Auto Parking Provided	**216**	**136**	**112**	**408**	**202**	**185**	**1249**				
Total Trailer parking Provided (10'x60')	**99**			**391**				**50**			



Source: HPA Architecture

Exhibit 3 Current Revised Master Plan

MIG Hogle-Ireland

Agua Mansa Commerce Center
Colton, California

TABULATION

Site Area		
	Square Feet	**917,907** SF
	Acres	**21.07** AC
Building Area		
	Office Area	12,000
	Warehouse Area	435,330
	Total Building Area	**447,330** SF
Building Coverage		**48.73%**
Parking Required Based Upon Proposed Variance		
Office (if less than 10% of building)		0
Whse: 1st 20K - 1/1,000 SF		20
2nd 20k - 1/2,000 SF		10
Above 40k - 1/5,000SF		82
Total Parking Required		**112** STALLS
Auto Parking Provided		
Standard (9'x18' with 2' over hang)		**207**
ADA (9'x20')		**6**
ADA Van Accessible (9'x20')		**3**
Total		**216** STALLS
Trailer Parking Provided		
Standard (10'x53')		**99** STALLS

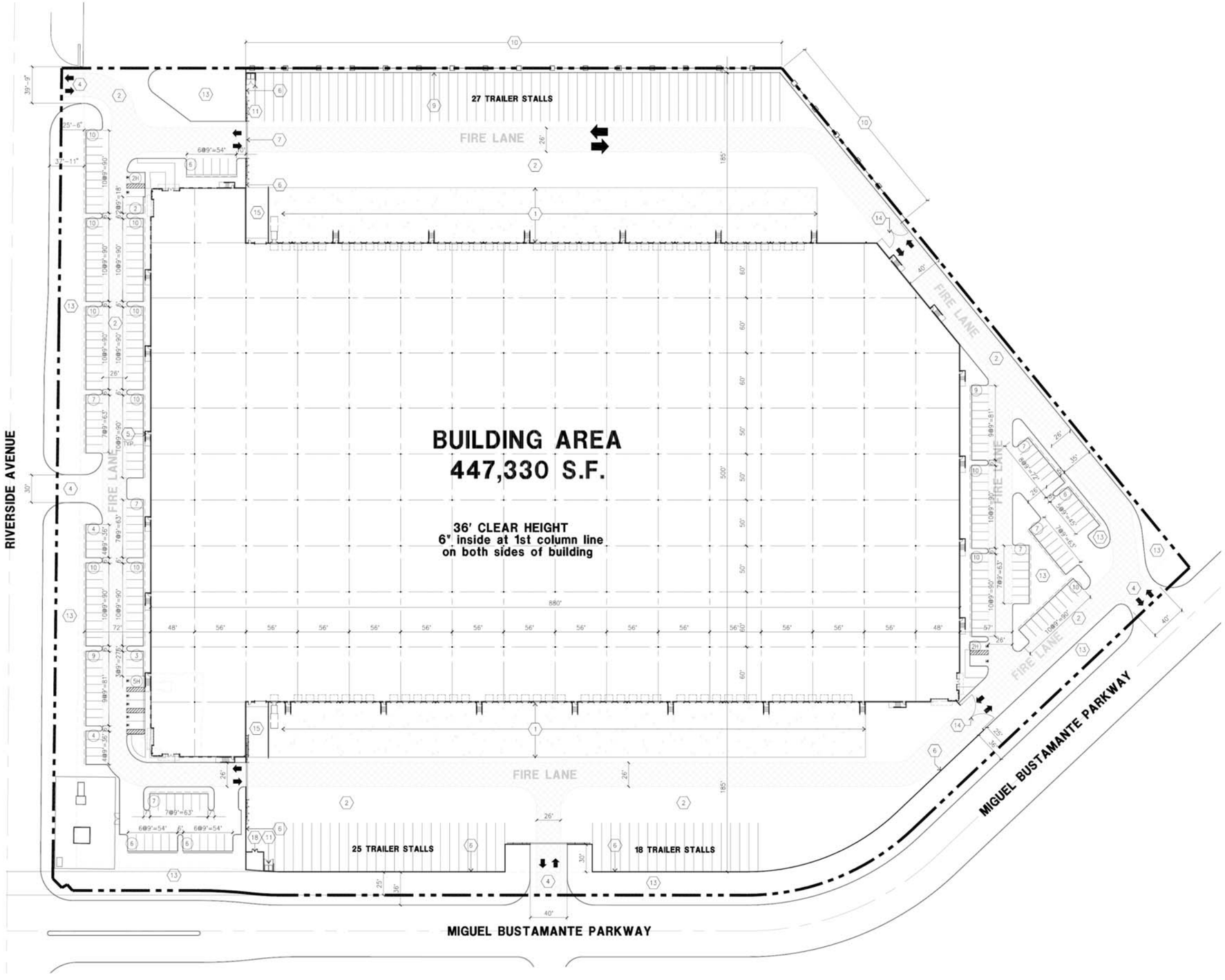
Setbacks

Heavy Industrial	Building	Landscape
Front	25'	25'
Side	none*	
Rear	None*	
High Industrail		
Front	25'	20' from face of curb
Side	none	
Rear	none	

Maximum Lot Coverage
Heavy Industrial - 50%
Maximum Building Height
Heavy Industrial - No Limit **

Notes:
* If located across from residential, a 50' front setback shall be maintained
the maximum overall building height shall be 35'

Landscape Required 15% of site area	**137,686**	SF
Landscape Provided	**117,767**	SF



Source: HPA Architecture

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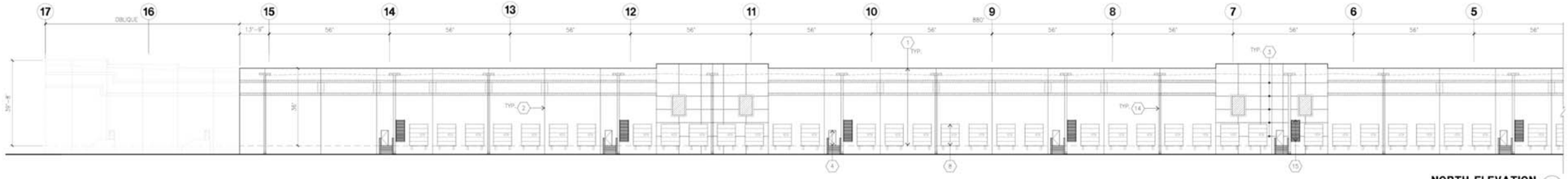
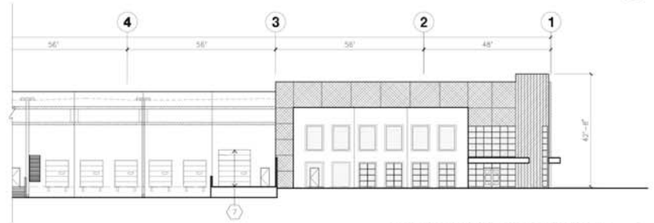
Exhibit 4 Current Site Plan

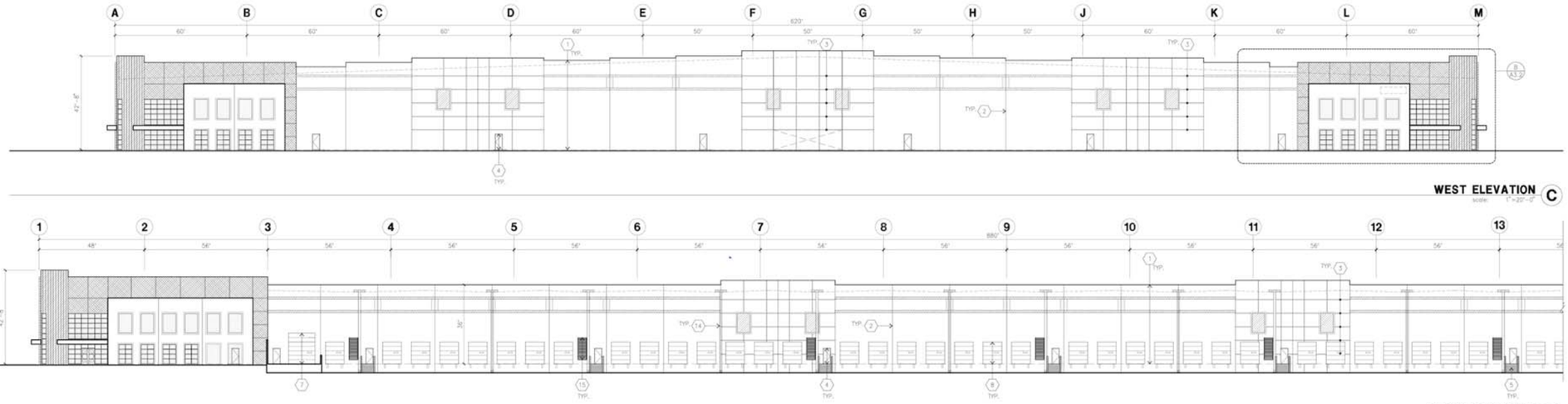
Agua Mansa Commerce Center - Building 1
Colton, California



NORTH ELEVATION A

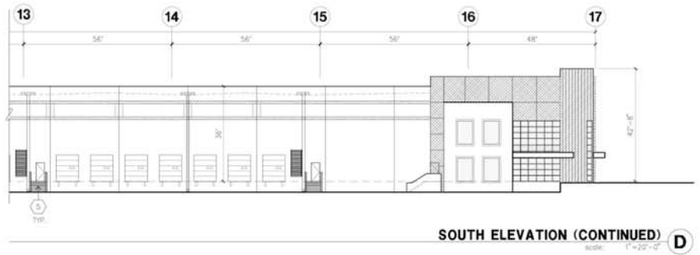


NORTH ELEVATION (CONTINUED) B



WEST ELEVATION C

SOUTH ELEVATION D



SOUTH ELEVATION (CONTINUED) D

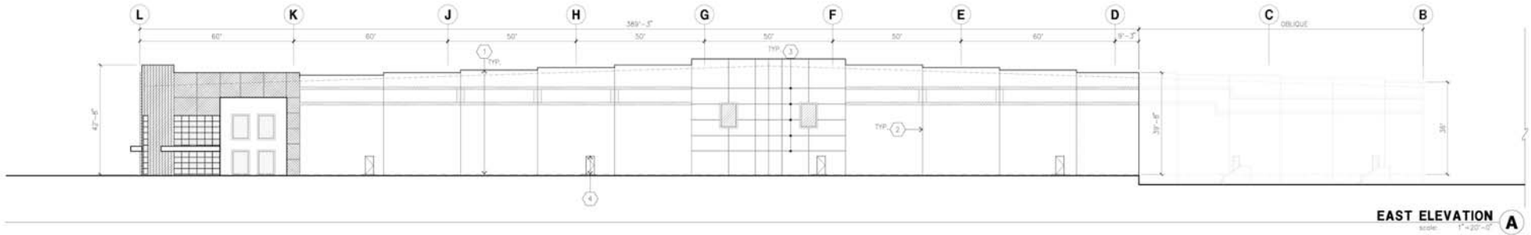
Not to Scale

Source: HPA Architecture

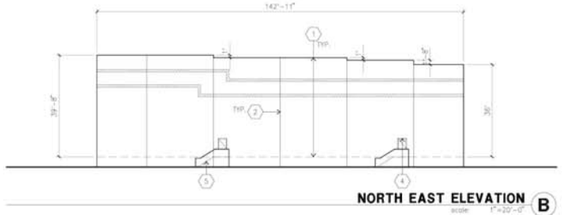
Hogle-Ireland

Exhibit 5a Elevations

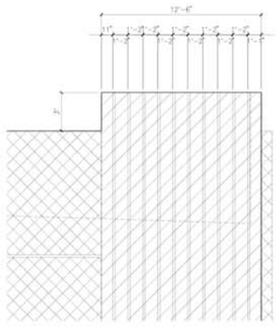
Agua Mansa Commerce Center - Building 1
Colton, California



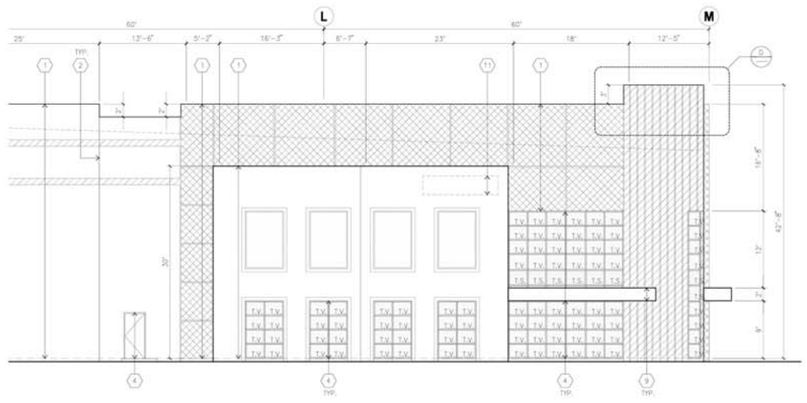
EAST ELEVATION (A)
Scale: 1" = 20'-0"



NORTH EAST ELEVATION (B)
Scale: 1" = 20'-0"



ENLARGED REVEAL DETAIL (D)
Scale: 1/4" = 1'-0"



ENLARGED WEST ELEVATION (C)
Scale: 1/8" = 1'-0"

Not to Scale

Source: HPA Architecture

Hogle-Ireland

Exhibit 5b Elevations

Agua Mansa Commerce Center - Building 1
Colton, California

3 Determination

3.1 – Environmental Factors Potentially Affected

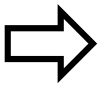
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a 'Potentially Significant Impact' as indicated by the checklist on the following pages.

☑	Aesthetics	☐	Agriculture Resources	☑	Air Quality
☑	Biological Resources	☑	Cultural Resources	☑	Geology /Soils
☑	Greenhouse Gas Emissions	☑	Hazards & Hazardous Materials	☑	Hydrology / Water Quality
☐	Land Use / Planning	☑	Mineral Resources	☑	Noise
☐	Population / Housing	☑	Public Services	☐	Recreation
☑	Transportation/Traffic	☑	Utilities / Service Systems	☑	Mandatory Findings of Significance

3.2 – Determination

☐	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
☐	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
☑	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
☐	I find that the proposed project MAY have a 'potentially significant impact' or 'potentially significant unless mitigated' impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
☐	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Name Mark Tomich, Development Services Director _____ Date _____



4.1 – Aesthetics

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	☑	☐	☐	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within view from a state scenic highway?	☑	☐	☐	☐
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☑	☐	☐	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☑	☐	☐	☐

a-b) **Potentially Significant Impact [Impact AVQ-1].** Scenic vistas can be impacted by development in two ways. First, a structure may be constructed that blocks the view of a vista. Second, the vista itself may be altered (e.g., development on a scenic hillside). No state scenic highways are located within or adjacent to the City limits, according to the State of California Department of Transportation (Caltrans) *California Scenic Highway Mapping System* Web Site.[1] The project site is vacant and graded and no scenic resources are located on site.

The certified Agua Mansa Commerce Center EIR indicates that Agua Mansa Road is designated as a Scenic Drive by the City of Colton but is not a State Designated or Eligible Scenic Highway. The certified EIR found that views of the La Loma Hills and the Santa Ana River from the Master Plan area would not be blocked from Agua Mansa Road because the approved buildings would be developed at a lower elevation than the road. Furthermore, the approved buildings would not be constructed as a continuous block mass and would thereby allow intermittent views of the hills. Siting of the proposed Building 1 will occur at approximately the same elevation as anticipated in the certified EIR and is thus within the purview of the determination that views will not be substantially reduced due to elevation. Although the project will result in the consolidation of three buildings into one, thereby creating larger massing at the southern portion of the site, the

[1] California Department of Transportation. California Scenic Highway Mapping System. http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm [February 6, 2014]

proposed Building 1 is approximately 0.40 miles from Agua Mansa Road and thus is not in proximity to substantially disrupt intermittent view of the La Loma Hills and Santa Ana River as indicated in the certified EIR.

The certified EIR further notes that the Master Plan area is within an area designated for industrial uses, and the surrounding land along Agua Mansa Road is developed with similar industrial uses. The proposed Building 1 is a warehouse building and is consistent with this analysis. The proposed project will add 13.23 acres to the approved Agua Mansa Commerce Center Master Plan. Approximately eleven acres are currently being used for construction materials and equipment storage and approximately 2.17 acres in the northern portion of the project site are currently being used as a driveway and truck trailer storage. Thus, impacts to scenic vistas and scenic resources will be analyzed in a Supplemental EIR.

c) **Potentially Significant Impact [Impact AVQ-2].** Development of the proposed project could result in a significant impact if it culminated in substantial degradation of the existing visual character or quality of the site and its surroundings. Degradation of visual character or quality is defined by substantial changes to the existing site appearance through construction of structures such that they are poorly designed or conflict with the site's existing surroundings.

The certified EIR indicates that all buildings within the Agua Mansa Commerce Center will have a contemporary architectural style and design elements including roofline variation, varied building colors and materials, and horizontal and vertical breaks. The proposed Building 1 will be subject to design requirements of the General Plan and Zoning Code to ensure that the building is visually interesting and consistent with the industrial character of the Agua Mansa Commerce Center. Since the proposed project is adding 13.23 acres to the Agua Mansa Commerce Center Master Plan, impacts to visual character will be analyzed in the Supplemental EIR.

d) **Potentially Significant Impact [Impact AVQ-3].** Excessive or inappropriately directed lighting can adversely impact night-time views by reducing the ability to see the night sky and stars. Glare can be caused from unshielded or misdirected lighting sources. Reflective surfaces (i.e., polished metal) can also cause glare. Impacts associated with glare range from simple nuisance to potentially dangerous situations (i.e., if glare is directed into the eyes of motorists).

The certified EIR found that development of the area would result in new sources of light and glare. Furthermore, the certified EIR indicated that the new sources of light and glare could impact nocturnal wildlife associated with the riparian habitat of the Santa Ana River which is located directly to the south. All lighting will be required to comply with the development standards contained in the City's Development Code.

The proposed project will add 13.23 acres to the approved Agua Mansa Commerce Center Master Plan. Approximately eleven acres are used for construction materials and equipment storage and approximately 2.17 acres in the northern portion of the project site are used as a driveway and truck trailer storage. The northern portion of the project site used as a driveway and truck trailer storage (2.17 acres) includes lighting and asphalt pavement improvements. Thus, impacts related to light and glare will be analyzed in a Supplemental EIR.

4.2 – Agriculture and Forest Resources

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☑
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☑
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))?	☐	☐	☐	☑
d) Result in loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☑
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☑

a) **No Impact.** As indicated in the Map of Important Farmland in California prepared by the Department of Conservation, the project site is not identified as being Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.[2] In addition, the City of Colton General Plan does not identify any areas for agriculture use. Therefore, there will be no conversion of Prime Farmland, Unique Farmland, and Farmland of Statewide Importance to a non-agricultural use as a

[2] California Department of Conservation. San Bernardino County Important Farmland 2010. December 2011.

result of this project. This is consistent with the determination provided in the Initial Study prepared for the certified EIR.[3] No impacts will occur.

b) **No Impact.** As indicated by the Department of Conservation, Division of Land Resources Protection, the project site is not identified as being on Williamson Act enrolled land.[4] In addition the project is currently zoned as Heavy Industrial. Therefore, there will be no conflict with existing zoning for agricultural use or a Williamson Act contract. This is consistent with the determination provided in the Initial Study prepared for the certified EIR. No impacts will occur.

c) **No Impact.** Public Resources Code Section 12220(g) identifies forest land as *land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits*. The project site and surrounding properties are not currently being managed or used for forest land as identified in Public Resources Code Section 12220(g). The project site is disturbed and a portion of the site is currently used for construction equipment and materials storage. The site is zoned for industrial uses, with no substantial vegetation on site. Therefore, development of this project will have no impact to any timberland zoning.

d) **No Impact.** The project site is disturbed land with no substantial vegetation; thus, there will be no loss of forest land or conversion of forest land to non-forest use as a result of this project. This is consistent with the determination provided in the initial study prepared for the certified EIR; no impacts will occur.

e) **No Impact.** A portion of the project site is currently utilized for equipment and materials storage or truck parking with no substantial vegetation and the remainder has been graded as a part of the Master Plan. The project is surrounded by other developed industrial properties and vacant properties with little to no vegetation. None of the surrounding sites contain existing forest uses. Development of this project will not change the existing environment in a manner that will result in the conversion of forest land to a non-forest use. This is consistent with the determination provided in the Initial Study prepared for the certified EIR relating to agricultural uses. No impacts will occur.

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[3] Agua Mansa Commerce Center Initial Study. July 2, 2007.

[4] California Department of Conservation. San Bernardino County Williamson Act Fiscal Year 2012/2013.

4.3 – Air Quality

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☑	☐	☐	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☑	☐	☐	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☑	☐	☐	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☑	☐	☐	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☑

a) **Potentially Significant Impact [Impact AQ-1].** A significant impact could occur if the proposed project conflicts with or obstructs implementation of the South Coast Air Basin 2012 Air Quality Management Plan. Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 SCAQMD CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2007 Air Quality Management Plan (AQMP) is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP.[5] Consistency review is presented below:

[5] South Coast Air Quality Management District. CEQA Air Quality Handbook. 1993

1. The project will result in short-term construction and long-term pollutant emissions that may exceed CEQA significance emissions thresholds established by the SCAQMD or result in greater air quality impacts than those identified in the certified EIR; therefore, the project may result in an increase in the frequency or severity of air quality standards violation or cause a new air quality standard violation.

2. The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and *significant projects*. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project does not involve a General Plan/Specific Plan Amendment and is not considered a *significant project*.

The certified EIR found that impacts related to AQMP inconsistency would be less than significant; however, because the project will add additional land and building area to the Agua Mansa Commerce Center, criteria pollutant emissions may exceed those analyzed in the certified EIR. Based on the consistency analysis presented above, the proposed project could conflict with the AQMP; therefore, potentially significant impacts could occur. Impacts associated with AQMP inconsistency will be analyzed in a Supplemental EIR.

b) **Potentially Significant Impact [Impact AQ-2, Impact AQ-3].** A project may have a significant impact if project related emissions would exceed federal, state, or regional standards or thresholds, or if project-related emissions would substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by the South Coast Air Quality Management District (SCAQMD). Both the State of California (State) and the Federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as "criteria pollutants"). These pollutants include ozone (O_3), carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), inhalable particulate matter with a diameter of 10 microns or less (PM^{10}), fine particulate matter with a diameter of 2.5 microns or less ($PM^{2.5}$), and lead (Pb). The state has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS are more stringent than the national AAQS.

The certified EIR determined that diesel emissions resulting from the construction of the business park are not expected to result in a significant impact. The certified EIR further determined that the PM_{10} and $PM_{2.5}$ emissions and emissions from architectural coatings generated by the project are projected to exceed thresholds. Because the project will add additional land and building area to the Agua Mansa Commerce Center, criteria pollutant emissions may exceed CEQA significance emissions thresholds established by the SCAQMD or result in greater air quality impacts than those identified in the certified EIR. Thus, impacts associated with criteria pollutant emissions will be analyzed in a Supplemental EIR.

c) **Potentially Significant Impact [Impact AQ-4].** Because the proposed project may result in potentially significant impacts related to criteria pollutants, as discussed in Section 4.3.b above, the proposed project could also contribute substantially to cumulative short- and long-term air quality impacts. The certified EIR found that cumulative air quality impacts would be significant and unavoidable. Because the project will add additional land and building area to the Agua Mansa Commerce Center, criteria pollutant emissions may result in greater cumulative air quality impacts than those identified in the certified EIR. Therefore, impacts related to criteria pollutant emissions will be analyzed further in a Supplemental EIR.

d) **Potentially Significant Impact [Impact AQ-5].** Sensitive receptors are those segments of the population that are most susceptible to poor air quality such as children, the elderly, the sick, and athletes who perform outdoors. Land uses associated with sensitive receptors include residences, schools, playgrounds, childcare centers, athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes.

A carbon monoxide (CO) hotspot is an area of localized CO pollution that is caused by severe vehicle congestion on major roadways, typically near intersections. CO hotspots have the potential to violate State and Federal CO standards at intersections, even if the broader Basin is in attainment for Federal and State levels. In general, the California Department of Transportation *Project-Level Carbon Monoxide Protocol* (CO Protocol) recommends analysis of CO hotspots when a project increases the number of vehicles operating in cold start mode by more than 2%, increases traffic volumes by more than 5%, or worsens average traffic speeds. According to the certified EIR, CO increases due to the project are not significant enough to exceed the state and federal CO standards. However, because the project will add additional land and building area to the Agua Mansa Commerce Center, CO emissions may result in greater impacts than those identified in the certified EIR. Therefore, CO emissions will be analyzed further in a Supplemental EIR.

Diesel Particulate Matter (DPM) was identified as a toxic because of its potential to cause cancer, premature deaths, and other health problems. Health hazards associated with DPM are especially hazardous for children because their lungs are still developing, and the elderly who may have other serious health problems. The certified EIR found that cancer risk and non-cancer risk would not significantly increase at sensitive receptors in the vicinity of the Agua Mansa Commerce Center; however, because the project will add additional land and building area to the Agua Mansa Commerce Center, diesel particulate matter emissions may result in greater toxic air contaminant impacts than those identified in the certified EIR. Therefore, emissions diesel particulate matter will be evaluated in a Supplemental EIR.

e) **No Impact.** According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). The proposed warehouse is sited within an existing industrial area. The proposed warehouse is not considered a sensitive receptor and therefore would not be substantially affected by potential odors from existing industrial use operations. The proposed warehouse, in turn, would not produce odors that would affect a substantial number of people considering that the proposed warehouse will not result in the manufacturing of any products and that there are no sensitive receptors in the project vicinity. According to the certified EIR prepared for the Agua Mansa Commerce Center, the project will be required to comply with the policies of the City of Colton Municipal Code and General Plan regarding odors. Impacts are consistent with the certified EIR; no impacts will occur.

4.4 – Biological Resources

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☑	☐	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	☑	☐	☐	☐
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☑	☐	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☑	☐	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☑	☐	☐	☐

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☑

a) **Potentially Significant Impact [Impact BIO-1].** A biological reconnaissance survey was conducted by NRA, Inc. and Tetra Tech, Inc. in 2007 as part of the certified EIR for the Agua Mansa Commerce Center. No burrowing owls were located during the survey; however, it was determined that they may move onto the site from adjacent areas.

The proposed project will add 13.23 acres to the approved Agua Mansa Commerce Center Master Plan. Approximately eleven acres are used for construction materials and equipment storage and approximately 2.17 acres in the northern portion of the project site are used as a driveway and truck trailer storage. The additional 13.23 acres is disturbed and no natural habitat exists that could support any of the species listed above. However, burrowing owls are a ubiquitous species that can take up residence in drainage pipes and vacant ground squirrel holes. Thus, impacts related to candidate, sensitive or special status species will be analyzed in a Supplemental EIR.

b) **Potentially Significant Impact [BIO-3].** No water bodies or riparian features or habitat exist on the site and the project site has been graded and is disturbed. However, the Santa Ana River is located approximately 0.18 miles south of the proposed project site. The proposed project will add 13.23 acres to the approved Agua Mansa Commerce Center Master Plan. Approximately eleven acres are used for construction materials and equipment storage and approximately 2.17 acres in the northern portion of the site are used as a driveway and truck trailer storage. Thus, impacts to riparian habitat or other sensitive natural community will be analyzed in a Supplemental EIR.

c) **Potentially Significant Impact [Impact BIO-5].** The certified EIR for the Agua Mansa Commerce Center indicates that no jurisdictional waters or wetland habitats are present on the project site.

According to the federal National Wetlands Inventory, no data is available for the addition of the 13.23 acres to the Agua Mansa Commerce Center Master Plan.[6] The Santa Ana River is located approximately 0.18 miles south of the project; however, no water bodies, wetlands or riparian areas are visible on the project site. Impacts to federally protected wetlands will be analyzed in a Supplemental EIR.

d) **Potentially Significant Impact [Impact BIO-4].** The certified EIR determined that habitat fragmentation has already occurred and that the property does not function as a substantial wildlife corridor. The addition of the 13.23 acres to the Agua Mansa Commerce Center Master Plan will not interfere with any wildlife corridors as habitat fragmentation has already occurred as established in the certified EIR. However, impacts to wildlife migration and movement will be evaluated in a Supplemental EIR.

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[6] United States Fish and Wildlife Service. National Wetlands Inventory. http://107.20.228.18/Wetlands/WetlandsMapper.html# [February 27, 2014]

e) **Potentially Significant Impact [Impact BIO-6].** According to the certified EIR, the City of Colton does not have any adopted tree preservation ordinance or other policies protecting biological resources. Limited vegetation exists on the 13.23 acres being added to Agua Mansa Commerce Center Master Plan. However, impacts to policies protecting biological resources will be analyzed in a Supplemental EIR.

f) **No Impact.** The certified EIR indicates that no Habitat Conservation Plan[7], Natural Community Conservation Plan, [8] or other approved local, regional or state habitat conservation plan has been adopted for the project area. The addition of the 13.13 acres to the Agua Mansa Commerce Center Master Plan is also not within an HCP, NCCP, or other local regional or state conservation plan. Impacts are consistent with the certified EIR; no impacts will occur.

[7] United States Fish and Wildlife Service. Conservation Plans and Agreements Database. http://ecos.fws.gov/conserv_plans/public.jsp [February 27, 2014]
[8] California Department of Fish and Game. California Natural Community Conservation Planning. http://www.dfg.ca.gov/habcon/nccp/ [February 27, 2014]

4.5 – Cultural Resources

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?	☑	☐	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?	☑	☐	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☑	☐	☐	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☑	☐	☐	☐

a) **Potentially Significant Impact [Impact CR-1].** The project area occurs within the historic Rancho Jurupa, originally confirmed to Juan Bandini by Governor Alvarado in 1838. The rancho consisted of approximately seven square leagues in San Bernardino County (now including a portion of Riverside County). Bandini's grant was approved on May 22, 1840. The Rancho Jurupa was originally under the jurisdiction of the Mission San Gabriel and used for cattle grazing and, with the assistance of "neophytes" (Native American converts), small gardens. After the declaration of independence by Mexico from Spain, the secularization of the Missions opened large tracts of land for settlement. Following the prior policies of Spain, the Mexican government continued to issue large land grants and supported the settlement of Alta California. The principle of granting lands to encourage settlement and colonization of undeveloped areas is an ancient custom of empire-minded nations, which found its counterpart in the more recent homestead and railroad grant laws of our United States. In the beginning, the ranch grants of California were merely grazing or pasturage permits which entitled the grantees to the use but not the ownership of the land. Eventually these permits became actual transfers of ownership by the regnant sovereign or political jurisdiction; and so California's more than 500 private land grants came into being.

Juan Bandini held the rancho until his death in 1859. However, when he needed funds, he sold a large portion of the Rancho Jurupa to Louis Rubidoux, resulting in the identification of the Rancho Jurupa (Rubidoux). As early as 1840, however, Don Juan Bandini offered a portion of his land as a place of settlement for the displaced population from Politana. Politana was a small community of Native Americans from Abiquiu, New Mexico, brought to California by the Lugos of the Rancho San Bernardino. This gift of land was known as the "Bandini Donations," consisting of approximately 2,200 acres of land along the Santa Ana River in the northeastern portion of the Rancho Jurupa. Various accounts describe this land as covering an area of six miles along the river and one half mile wide along both sides of the River. These two settlements were named "Agua Mansa" (gentle water) and "La Placita" (small town). Agua Mansa was northwest of the

River and La Placita was southeast of the River. The current project area is within the boundaries of Agua Mansa.

Both communities were established as pueblos, with small central plazas, a church, and dwellings surrounding the plaza. Individual lands were established along the river frontage and included approximately 550 feet of frontage on the River and approximately 1,300 feet deep. The current project area involves portions of Bandini's Lots 39, 42, 44, 50, and 51. Hayes (1929) suggests that the existing church within the Cemetery at Agua Mansa was the third church built for the community and likely dates to 1854.

The floods of the 1860's destroyed the community of Agua Mansa (and La Placita). In 1862, a wall of water estimated to be between 30 to 50 feet tall overran the communities on the Santa Ana River, destroying everything except the church and the single residence near the church (located on a bluff above the flood line). In 1868, a second flood destroyed the re-established community and left many feet of silt and debris atop the community's lands. Following the second flood, the community was officially abandoned and the church fell into ruins.[9]

As part of the certified EIR for the Agua Mansa Commerce Center, a field reconnaissance of the project site was completed between June 22 and June 27, 2007 by McKenna et al to identify any existing historic resources. Results of the survey included the identification of numerous features associated with the Beckett Ranch, none of which meet the minimum age for historic resources. Furthermore, it was determined that the structures associated with Beckett Ranch are in poor condition and had no architectural significance. No evidence of historic or prehistoric remains was identified during the survey of the project area. Due to flooding events in the 1860s, the community of Agua Mansa is buried by several feet of silt and debris. Evidence of the historic community may be present in a buried context within the area of the Agua Mansa Commerce Center.

The proposed project will add 13.23 acres to the approved Agua Mansa Commerce Center Master Plan. Approximately eleven acres are used for construction materials and equipment storage and approximately 2.17 acres in the northern portion of the site are used as a driveway and truck trailer storage. The entire site is disturbed and a large portion of the site has been graded. However, impacts related to historical resources will be analyzed in a Supplemental EIR.

b) **Potentially Significant Impact [Impact CR-1].** As part of the certified EIR for the Agua Mansa Commerce Center, a standard archaeological record search was conducted by the San Bernardino County Museum, Archaeological Information Center. The search included a review of all recorded historic and prehistoric archeological sites within a one-mile radius of the project area as well as a review of all known cultural resource reports. In addition, the file of historic maps, the California Historical Points of Interest, the listing of California Historical Landmarks, the California Register of Historic Resources Inventory were checked for the project site. Research showed that the majority of the project area was previously surveyed for cultural resources. A total of nine cultural resource overviews and 37-area specific studies (12 of which involved portions of the Agua Mansa Commerce Center) have been completed within one-mile of the project area. The Archeological Information Center identified six prehistoric archeological sites; 13 historic archeological sites; five pending archeological sites; two historic isolates; five possible historic structural locations; one California Historical Landmark; and one California Point of Historic Interest. Two of the resources identified were identified within the project area including 1) CA-SBR-6940H (an irrigation ditch); and 2) 36-015221 (the Community of Agua Mansa).

[9] City of Colton General Plan, Cultural Resources Preservation Element. 2000.

Nearby sites include additional irrigation features and the historic Agua Mansa Road. The presence of these historic features renders the project area highly sensitive for the identification of historic archeological resources.

The proposed project will add 13.23 acres to the approved Agua Mansa Commerce Center Master Plan. Approximately eleven acres are used for construction materials and equipment storage and approximately 2.17 acres in the northern portion of the site are used as a driveway and truck trailer storage. The entire site has been disturbed and a large portion of the site has been graded. Impacts to archaeological resources will be analyzed in a Supplemental EIR.

c) **Potentially Significant Impact [Impact CR-4].** As part of the Phase I Cultural Resource Investigation for the Agua Mansa Commerce Center, a standard paleontological overview was prepared by the Natural History Museum of Los Angeles County Vertebrate Paleontology Section. No vertebrate fossil localities were identified as occurring within the project area; however, vertebrate fossil localities were identified further afield from sedimentary deposits similar to those that may occur as subsurface deposits within the project site. The project area consists of younger Quaternary Alluvium that is not conducive to yielding fossil specimens. However, specimens have been identified in older alluvium downstream from the project site. There is a potential than fossil remains may have been carried into the area by heavy flooding episodes. Therefore the area is considered moderately sensitive for paleontological resources. Surface grading or shallow excavations in the proposed project area are not likely to uncover significant vertebrate fossils. Deeper excavations in the proposed project area that extend beneath the surficial younger Quaternary Alluvium into the older Quaternary sedimentary deposits, may encounter significant vertebrate fossil remains.

The proposed project will add 13.23 acres to the approved Agua Mansa Commerce Center Master Plan. Approximately eleven acres are used for construction materials and equipment storage and approximately 2.17 acres in the northern portion of the site are used as a driveway and truck trailer storage. The entire site has been disturbed and graded. Impacts to paleontological resources will be evaluated in a Supplemental EIR.

d) **Potentially Significant Impact [Impact CR-2].** According to the certified EIR, the Agua Mansa Commerce Center has been disturbed and developed in the past. However, during development there is always a possibility of potentially disturbing previously unidentified human remains.

The proposed project will add 13.23 acres to the approved Agua Mansa Commerce Center Master Plan. Approximately eleven acres are used for construction materials and equipment storage and approximately 2.17 acres in the northern portion of the site are used as a driveway and truck trailer storage. The entire site has been disturbed and has been graded. Impacts to buried human remains will be analyzed in a Supplemental EIR.

4.6 – Geology and Soils

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☑	☐	☐	☐
ii) Strong seismic ground shaking?	☑	☐	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☑	☐	☐	☐
iv Landslides?	☑	☐	☐	☐
b) Result in substantial soil erosion or the loss of topsoil?	☑	☐	☐	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☑	☐	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	☑	☐	☐	☐

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☑

a.i) **Potentially Significant Impact [Impact GS-1].** Although the Agua Mansa Commerce Center is located in seismically active Southern California, it is not located within an Alquist-Priolo Earthquake Fault Zone. According to the certified EIR prepared for the Agua Mansa Commerce Center, no known active or potentially active faults pass through the project site.

The proposed project will add 13.23 acres to the approved Agua Mansa Commerce Center Master Plan. Approximately eleven acres are used for construction materials and equipment storage and approximately 2.17 acres in the northern portion of the site are used as a driveway and truck trailer storage. Impacts related to rupture of earthquake faults will be evaluated in the Supplemental EIR.

a.ii) **Potentially Significant Impact [Impact GS-1].** The Agua Mansa Commerce Center is subject to strong seismic ground shaking, as are virtually all properties in Southern California. According to the certified EIR, the San Jacinto Fault is located approximately three miles northeast of the Agua Mansa Commerce Center and could be a source of ground shaking if an earthquake occurred.

The proposed project will add 13.23 acres to the approved Agua Mansa Commerce Center Master Plan. The proposed high-cube warehouse building is subject to the seismic design criteria of the California Building Code (CBC). The 2010 California Building Code (CBC; Title 14, California Code of Regulations, Part 2) contains seismic safety provisions with the aim of preventing building collapse during a design earthquake so that occupants would be able to evacuate after the earthquake. A "design earthquake" is defined as a magnitude earthquake with a two percent chance of exceedance in 50 years, or an average return period of 2,475 years. Adherence to these requirements will reduce the potential of the building from collapsing during an earthquake, thereby minimizing injury and loss of life. Impacts related to strong seismic ground shaking will be analyzed in a Supplemental EIR.

a.iii) **Potentially Significant Impact [Impact GS-1].** Liquefaction is a phenomenon that occurs when soil undergoes transformation from a solid state to a liquefied condition due to the effects of increased pore-water pressure. This typically occurs where susceptible soils (particularly the medium sand to silt range) are located over a high groundwater table. Affected soils lose all strength during liquefaction and foundation failure can occur. According to the geotechnical analysis performed as part of the certified EIR, the Agua Mansa Commerce Center has low liquefaction potential due to dense sands located below the area.

The proposed project will add 13.23 acres to the approved Agua Mansa Commerce Center Master Plan. Impacts related to liquefaction will be analyzed in a Supplemental EIR.

a.iv) **Potentially Significant Impact [Impact GS-1].** According to the certified EIR, the Agua Mansa Commerce Center is relatively flat and slopes gently to the south/southeast. Slopes range from zero to nine percent. Considering the flat topography of the project site, landslides are not

anticipated. The proposed project will add 13.23 acres to the approved Agua Mansa Commerce Center Master Plan, which is considered topographically flat.[10] Impacts related to landslides will be analyzed in the Supplemental EIR.

b) **Potentially Significant Impact [Impact GS-2].** Topsoil is used to cover surface areas for the establishment and maintenance of vegetation due to its high concentrations of organic matter and microorganisms. The project has the potential to expose surficial soils to wind and water erosion during construction activities.

The proposed project will add 13.23 acres to the approved Agua Mansa Commerce Center Master Plan. Approximately eleven acres are used for construction materials and equipment storage and approximately 2.17 acres in the northern portion of the site are used as a driveway and truck trailer storage. Impacts related to soil erosion and loss of topsoil will be analyzed in a Supplemental EIR.

c) **Potentially Significant Impact [Impact GS-1].** Impacts related to liquefaction and landslides are discussed above in Section 4.6.a. Lateral spreading is the downslope movement of surface sediment due to liquefaction in a subsurface layer. The downslope movement is due to gravity and earthquake -shaking combined. Such movement can occur on slope gradients of as little as one degree. Lateral spreading typically damages pipelines, utilities, bridges, and structures. Lateral spreading of the ground surface during a seismic activity usually occurs along the weak shear zones within a liquefiable soil layer and has been observed to generally take place toward a free face (i.e., retaining wall, slope, or channel) and to lesser extent on ground surfaces with a very gentle slope.

As stated in the Section 4.a.iii), according to the certified EIR, the geotechnical analyses indicate that the potential for liquefaction is considered to be low at the Agua Mansa Commerce Center due to dense sands located below the site.

Liquefaction potential is considered low on the proposed 13.23-acre addition to the Agua Mansa Commerce Center Master Plan.[11] The project site is relatively flat and slopes gently to the south/southeast. Slopes range from zero to nine percent. Impacts related to lateral spreading, subsidence, and collapse will be analyzed in the Supplemental EIR.

d) **Potentially Significant Impact [Impact GS-1].** According to the certified EIR, soils beneath the Agua Mansa Commerce Center are not anticipated to be expansive based on the laboratory test conducted as part of the geotechnical study prepared by NorCal Engineering.[12] [13]

The proposed 13.23 acre addition to the Agua Mansa Commerce Center Master Plan is not anticipated to have expansive soils. However, a geotechnical study will be required prior to the issuance of any building permits for the site. Impacts related to expansive soils will be evaluated in a Supplemental EIR.

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[10] United States Geological Survey. San Bernardino South Quadrangle 7.5 Minute Series Topographic Map. 1967.
[11] California Department of Conservation. Regulatory Maps. http://www.quake.ca.gov/gmaps/WH/regulatorymaps.htm [March 2014]
[12] NorCal Engineering. Geotechnical Engineering Investigation. October 20, 2006.
[13] NorCal Engineering. Supplemental Geotechnical Engineering Investigation. July 20, 2007.

e) **No Impact.** The proposed 13.23 acre addition to the Agua Mansa Commerce Center will be connected to the City's wastewater collection and treatment system, therefore, no septic tanks or alternative wastewater systems are proposed. Impacts will be consistent with the certified EIR; no impacts will occur.

4.7 – Greenhouse Gas Emissions

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☑	☐	☐	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☑	☐	☐	☐

a) **Potentially Significant Impact [Impact AQ-6].** Climate change is the distinct change in measures of climate for a long period of time.[14] Climate change is the result of numerous, cumulative sources of greenhouse gas emissions all over the world. Natural changes in climate can be caused by indirect processes such as changes in the Earth's orbit around the Sun or direct changes within the climate system itself (i.e. changes in ocean circulation). Human activities can affect the atmosphere through emissions of greenhouse gases (GHG) and changes to the planet's surface. Human activities that produce GHGs are the burning of fossil fuels (coal, oil and natural gas for heating and electricity, gasoline and diesel for transportation); methane from landfill wastes and rasing livestock, deforestation activities; and some agricultural practices.

Greenhouse gases differ from other emissions in that they contribute to the "greenhouse effect." The greenhouse effect is a natural occurrence that helps regulate the temperature of the planet. The majority of radiation from the Sun hits the Earth's surface and warms it. The surface in turn radiates heat back towards the atmosphere, known as infrared radiation. Gases and clouds in the atmosphere trap and prevent some of this heat from escaping back into space and re-radiate it in all directions. This process is essential to supporting life on Earth because it warms the planet by approximately 60° Fahrenheit. Emissions from human activities since the beginning of the industrial revolution (approximately 250 years ago) are adding to the natural greenhouse effect by increasing the gases in the atmosphere that trap heat, thereby contributing to an average increase in the Earth's temperature. Greenhouse gases occur naturally and from human activities. Greenhouse gases produced by human activities include carbon dioxide (CO2), methane (CH4), nitrous oxide (N2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF6). Since 1750, it is estimated that the concentrations of carbon dioxide, methane, and nitrous oxide in the atmosphere have increased over 36 percent, 148 percent, and 18 percent, respectively, primarily due to human activity. Emissions of greenhouse gases affect the atmosphere directly by changing its chemical composition while changes to the land surface indirectly affect the atmosphere by changing the way the Earth absorbs gases from the atmosphere.

[14] United States Environmental Protection Agency. Frequently Asked Questions About Global Warming and Climate Change. Back to Basics. April 2009.

Operation emissions associated with the proposed project would include GHG emissions from mobile sources (transportation), energy, water use and treatment, and waste disposal. GHG emissions from electricity use are indirect GHG emissions from the energy (purchased energy) that is produced offsite. Construction activities are short term and cease to emit greenhouse gases upon completion. Net greenhouse gas emissions may have a potentially significant environmental impact.

The previously certified Agua Mansa Commerce Center EIR addresses greenhouse gas and climate change impacts within its Air Quality section. However, as of February 2008, the date of the certified EIR, no significance thresholds had been adopted or even proposed for greenhouse gas emissions. Neither SCAQMD nor the CARB had suggested significance thresholds. Thus, it was determined in the certified EIR that it was not reasonable to identify the project as having a significant direct impact or a cumulative impact.

Because the proposed project will add 13.23 acres to the approved Agua Mansa Commerce Center Master Plan, an air quality and climate change assessment will be prepared to determine if net changes in greenhouse gas emissions resulting from the proposed project would contribute substantially to climate change impacts. Impacts related to greenhouse gas emissions will be further evaluated in a Supplemental EIR.

b) **Potentially Significant Impact [Impact AQ-6].** The City of Colton has adopted the 2010 edition of the California Building Code (Title 24), including the California Green Building Standards Code (pursuant to Colton Municipal Code 15.04.010). The proposed 13.23 acre addition to the Agua Mansa Commerce Center and proposed warehouse structure would be subject to the California Green Building Standards Code (pursuant to the Colton Municipal Code 15.04.010) that requires new buildings to reduce water consumption, employ building commissioning to increase building system efficiencies for large buildings, divert construction waste from landfills, and install low pollutant-emitting finish materials.

Beacause the proposed project will add 13.23 acres to the approved Agua Mansa Commerce Center Master Plan, greenhouse gas emissions may result in inconsistencies with state and/or regional greenhouse gas reduction plans. Therefore, impacts related to criteria pollutant emissions will be analyzed further in a Supplemental EIR.

4.8 – Hazards and Hazardous Materials

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☑	☐	☐	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☑	☐	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☑
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☑	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☑
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☑
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☑	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☑

a) **Potentially Significant Impact [Impact HAZ-1].** According to the certified EIR for the Agua Mansa Commerce Center, it is possible that future potential uses could result in some hazardous materials being transported to and from the Agua Mansa Commerce Center development.

The proposed project will add 13.23 acres to the approved Agua Mansa Commerce Center Master Plan. Impacts due to routine transport, use, or disposal of hazardous materials will be evaluated in a Supplemental EIR.

b) **Potentially Significant Impact [Impact HAZ-1].** There are no open cases of leaking underground storage tanks (LUST) on previously approved Agua Mansa Commerce Center site.[15] A Phase I Environmental Site Assessment (ESA) was prepared by Farallon Consulting and did not reveal recognized environmental conditions (RECs) in connection with the previously approved Agua Mansa Commerce Center.

The proposed project will add 13.23 acres to the approved Agua Mansa Commerce Center Master Plan. Approximately eleven acres are used for construction materials and equipment storage and approximately 2.17 acres in the northern portion of the site are used as a driveway and truck trailer storage. Construction of the proposed project will require the use of hazardous materials such as asphalt, paints, and other solvents. Construction activities could also produce hazardous wastes associated with the use of such products. No permanent structures exist on the 13.23-acre proposed addition to the Agua Mansa Commerce Center. Thus, releases from asbestos and lead are not anticipated to be a concern. Impacts related to hazards to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment will be evaluated in a Supplemental EIR.

c) **No Impact.** Significant impacts could occur if hazardous emissions are emitted or the handling of hazardous or acutely hazardous materials, substances, or waste occurs within one-quarter mile of an existing or proposed school. According to the Colton Joint Unified School District, no schools are located within one-quarter mile of the project site.[16] Therefore, impacts will be consistent with the certified EIR; no impacts will occur.

[15] California State Water Resources Control Board. GeoTracker. https://geotracker.waterboards.ca.gov/ [March 6, 2014]
[16] Colton Unified School District. School Information. Schools Map. http://www.colton.k12.ca.us/education/district/district.php?sectiondetailid=1& [March 6, 2014]

d) **Less Than Significant Impact.** According to the certified EIR prepared for the Agua Mansa Commerce Center a database search of federal and state environmental records was performed by Environmental Data Resources (EDR). Two sites were identified by the EDR database search: the adjacent power plant to the north and Aguinaga Company, Inc. The EDR database report indicated that the power plant is located at 2040 Agua Mansa Road has not experienced any releases and therefore does not indicate an environmental concern for the site. Aguinaga Company, Inc. (2046 Agua Mansa Road) previously housed a green waste composting area. The company was permitted to receive a maximum of 70 tons of green waste per day; however, according to the certified EIR, the site is not being used as a composting facility and is no longer receiving waste. All previous composting stockpiles have been removed from the site. Based on the review of the databases, release facilities with significant potential to have impacted the site were not identified in the EDR database report, and no further assessment was warranted.

The proposed project will add 13.23 acres to the approved Agua Mansa Commerce Center Master Plan. Approximately eleven acres are used for construction materials and equipment storage and approximately 2.17 acres in the northern portion of the site are used as a driveway and truck trailer storage. The proposed project site is not located on a site listed on the State 'Cortese List', a compilation of various sites throughout the state that have been compromised due to soil or groundwater contamination from past uses. Therefore, impacts will be consistent with the certified EIR and will be less than significant.

Based upon review of the Cortese list, the project site is not:

- listed as a hazardous waste and substance site by the Department of Toxic Substances Control (DTSC),[17]
- listed as a leaking underground storage tank (LUST) site by the State Water Resources Control Board (SWRCB),[18]
- listed as a hazardous solid waste disposal site by the SWRCB,[19]
- currently subject to a Cease and Desist Order (CDO) or a Cleanup and Abatement Order (CAO) as issued by the SWRCB,[20] or
- developed with a hazardous waste facility subject to corrective action by the DTSC.[21]

e-f) **No Impact.** According to the certified EIR prepared for the Agua Mansa Commerce Center, the nearest airport to the project site is the Flabob Airport located approximately five miles southwest of the project site. The Agua Mansa Commerce Center is not located within an airport land use plan and is not located within two miles of a public or private airstrip. The certified EIR determined that no impact will occur.

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[17] California Department of Toxic Substances Control. EnviroStor. www.envirostor.dtsc.ca.gov/public/search.asp [March 6, 2014]
[18] California State Water Resources Control Board. GeoTracker. geotracker.waterboards.ca.gov [March 6, 2014]
[19] California State Water Resources Control Board. Sites Identified with Waste Constituents Above Hazardous Waste Levels Outside the Waste Management Unit. www.calepa.ca.gov/SiteCleanup/CorteseList/CurrentList.pdf [March 6, 2014]
[20] California State Water Resources Control Board. List of Active CDO and CAO. www.calepa.ca.gov/SiteCleanup/CorteseList/CDOCAOList.xls [March 6, 2014]
[21] California Department of Toxic Substances Control. Hazardous Facilities Subject to Corrective Action. www.calepa.ca.gov/SiteCleanup/CorteseList/SectionA.htm#Facilities [March 6, 2014]

The proposed project will add 13.23 acres to the approved Agua Mansa Commerce Center Master Plan. Approximately eleven acres are used for construction materials and equipment storage and approximately 2.17 acres in the northern portion of the site are used as a driveway and truck trailer storage. The additional 13.23 acres will be located approximately the same distance from Flabob Airport and will not be located within an airport land use plan or located within two miles of a private air strip. Impacts will be consistent with the certified EIR.

g) **Less than Significant Impact.** According to the certified EIR prepared for the Agua Mansa Commerce Center, the previously approved Agua Mansa Commerce Center will not impair implementation or interfere with an emergency response or evacuation.

The proposed project will add 13.23 acres to the approved Agua Mansa Commerce Center Master Plan. Approximately eleven acres are used for construction materials and equipment storage and approximately 2.17 acres in the northern portion of the site are used as a driveway and truck trailer storage. The project will take access from Riverside Avenue via a 30-foot driveway and an 40' driveway that may be shared with the truck terminal adjacent to the northern boundary of the project site. The project will also take access from 40-foot and 30-foot driveways on Miguel Bustamante Parkway. Interior drive aisles have a minimum width of 26 feet to provide adequate emergency access as required by the Fire Department. Impacts will be consistent with the certified EIR and less than significant impacts will occur.

h) **No Impact.** According to the certified EIR for the Agua Mansa Commerce Center, the previously approved Agua Mansa Commerce Center is buffered from wildland areas thereby decreasing the likelihood of wildland fire on the project site. There would not be a mix of wildland and industrial areas. Therefore, no impacts due to wildland fires are anticipated.

The proposed project will add 13.23 acres to the approved Agua Mansa Commerce Center Master Plan. Approximately eleven acres are used for construction materials and equipment storage and approximately 2.17 acres in the northern portion of the site are used as a driveway and truck trailer storage. The proposed project site is buffered from wildland areas and is not designated as a Fire Hazard Severity Zone by the California Department of Forestry and Fire Protection.[22] Impacts will be consistent with the certified EIR and no impacts will occur.

[22] California Department of Forestry and Fire Protection. Fire Hazard Severity Zone Maps. SW San Bernardino County. http://www.fire.ca.gov/fire_prevention/fhsz_maps_sanbernardinosw.php [March 6, 2014]

4.9 – Hydrology and Water Quality

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	☑	☐	☐	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☑	☐	☐	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☑	☐	☐	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☑	☐	☐	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☑	☐	☐	☐
f) Otherwise substantially degrade water quality?	☑	☐	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☑
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☑	☐	☐	☐
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☑	☐	☐	☐
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☑

a) **Potentially Significant Impact [Impact HWQ-2].** Violations of water quality standards or waste discharge requirements, or degradation of water quality can result in potentially significant impacts to water quality and result in environmental damage or sickness in people. The project would result in a significant impact to water quality if water quality standards, waste discharge requirements, or degradation of water quality occurred.

Point-source pollutants can be traced to their original source. Point-source pollutants are discharged directly from pipes or spills. Raw sewage draining from a pipe directly into a stream is an example of a point-source water pollutant. The project consists of the construction of 447,330 square foot warehouse and does not propose any uses that would generate point source pollutants.

Non-point-source pollutants (NPS) cannot be traced to a specific original source. NPS pollution is caused by rainfall or snowmelt moving over and through surface areas. As the runoff moves, it picks up and carries away natural and human-made pollutants, finally depositing them into lakes, rivers, wetlands, coastal waters, and even underground sources of drinking water. These pollutants include:

- Excess fertilizers, herbicides and insecticides from agricultural lands and residential areas
- Oil, grease, and toxic chemicals from urban runoff and energy production
- Sediment from improperly managed construction sites, crop and forest lands, and eroding streambanks
- Salt from irrigation practices and acid drainage from abandoned mines
- Bacteria and nutrients from livestock, pet wastes, and faulty septic systems
- Atmospheric deposition and hydromodification

Impacts associated with water pollution include ecological disruption and injury or death to flora and fauna, increased need and cost for water purification, sickness or injury to people, and degradation or elimination of water bodies as recreational opportunities. Accidents, poor site management or negligence by property owners and tenants can result in accumulation of

pollutant substances on parking lots, loading and storage areas, or result in contaminated discharges directly into the storm drain system.

The proposed project would disturb approximately 21.07 acres of land and therefore will be subject to National Pollutant Discharge Elimination System (NPDES) permit requirements during construction activities in addition to standard NPDES operational requirements. The proposed project will require submittal to the local reviewing agency, the San Bernardino County Flood Control, a Storm Water Pollution Prevention Plan (SWPPP) that will include BMPs protects water quality during construction activities.

The proposed project will add 13.23 acres to the approved Agua Mansa Commerce Center Master Plan. Approximately eleven acres are used for construction materials and equipment storage and approximately 2.17 acres in the northern portion of the site are used as a driveway and truck trailer storage. Impacts to water quality standards or waste discharge requirements will be further analyzed in a Supplemental EIR.

b) **Potentially Significant Impact [Impact HWQ-3].** If the project removed an existing groundwater recharge area or substantially reduces runoff that results in groundwater recharge, a potentially significant impact could occur. According to the certified EIR for the Agua Mansa Commerce Center, the previously approved Agua Mansa Commerce Center site is underlain by the Riverside-Arlington Subbasin of the Upper Santa Ana Valley Basin. Water to the Agua Mansa Commerce Center will be provided by the West Valley Water District (WVWD). There are no developed groundwater recharge facilities on the previously approved Agua Mansa Commerce Center area.

The proposed project will add 13.23 acres to the approved Agua Mansa Commerce Center Master Plan. Approximately eleven acres are used for construction materials and equipment storage and approximately 2.17 acres in the northern portion of the site are used as a driveway and truck trailer storage. Impacts to groundwater recharge will be analyzed in a Supplemental EIR.

c) **Potentially Significant Impact [Impact HWQ-4].** Potentially significant impacts to the existing drainage pattern of the site or area could occur if development of the project results in substantial on- or off-site erosion or siltation.

The proposed project will add 13.23 acres to the approved Agua Mansa Commerce Center Master Plan. Approximately eleven acres are used for construction materials and equipment storage and approximately 2.17 acres in the northern portion of the site are used as a driveway and truck trailer storage. Lots 1, 2, and 3 drainage is directed south into the detention basin across Miguel Bustamante Parkway, while the drainage for the northern Parcel #0260-091-87 is directed to drain under Miguel Bustamante Parkway through the channel along the basin into the Santa Ana River. Underground infiltration chambers will be constructed beneath parking areas located to the north and south of the proposed warehouse and beneath driveways for water quality/detention purposes for areas that are not tabled to the existing water quality basin. No streams or rivers are located on the proposed project site; thus the project would not result in the alteration of any stream course. Impacts to the existing drainage pattern of the site will be analyzed in a Supplemental EIR.

d) **Potentially Significant Impact [HWQ-1].** Potentially significant impacts to the existing drainage pattern of the site or area could occur if development of the project results in substantial increases in runoff that result in on- or off-site flooding.

The proposed project will add 13.23 acres to the approved Agua Mansa Commerce Center Master Plan. Approximately eleven acres are used for construction materials and equipment storage and

approximately 2.17 acres in the northern portion of the site are used as a driveway and truck trailer storage. The property drainage areas are split on the site. Lots 1, 2, and 3 drainage is directed south into the detention basin across Miguel Bustamante Parkway, while the drainage for the northern Parcel #0260-191-87 is directed to drain under Riverside Avenue through the channel along the basin into the Santa Ana River.

According to the Preliminary Hydrology Calculation Report prepared by Thienes Engineering, runoff tributary to the northeast corner of the site (nodes 510-511) will be intercepted in catch basins and conveyed through or around the northerly portion of the project site. The 100-year peak flow rate for this area is approximately 31.2 cubic feet per second (cfs). Runoff from the offsite area tributary to the northwest corner of the site (nodes 500-512) will also be intercepted by catch basins and conveyed through the project site via a proposed storm drain system. The 100-year peak flow rate at this location is approximately 45.2 cfs. The total off-site 100-year peak flow tributary to the project site from the north is approximately 70.3 cfs. Runoff from the northerly half and the westerly portion of the project site generally drain to a proposed storm drain system from east to west and traverses south and ultimately conveyed to an existing reinforced concrete box culvert located at the southeast corner of the site. Offsite runoff tributary to the project site (45.20 cfs and 31.20 cfs) is added to the proposed storm drain system. Total 100-year peak flow rate for these areas (nodes 120 to 126 including nodes 511 and 512) is approximately 92.7 cfs. Runoff from the southerly half portion of the site drains to a proposed storm drain line from north to south and is ultimately conveyed to an existing storm drain system located in Miguel Bustamante Parkway. The 100-year peak flow rates for these areas are 5.80 cfs (nodes 200 to 202) and 16.50 cfs (nodes 210 to 213). The remaining westerly and southerly landscaped areas sheet flow to Riverside Avenue and Miguel Bustamante Parkway.

Underground infiltration chambers will be constructed beneath parking areas located to the north and south of the proposed warehouse and beneath driveways for water quality/detention purposes for areas that are not tabled to the existing water quality basin. No streams or rivers are located on the proposed project site; thus the project would not result in the alteration of any stream course. Impacts to the existing drainage pattern of the site will be analyzed in a Supplemental EIR.

e) **Potentially Significant Impact [Impact HWQ-4].** A potentially significant impact could occur if the project creates or contributes runoff that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

The proposed project will add 13.23 acres to the approved Agua Mansa Commerce Center Master Plan. Approximately eleven acres are used for construction materials and equipment storage and approximately 2.17 acres in the northern portion of the site are used as a driveway and truck trailer storage. The WQMP lists expected stormwater pollutants of concern for the proposed project as pathogens, nitrogen, and metals. As was mentioned above, underground infiltration chambers will be constructed beneath parking areas located to the north and south of the proposed warehouse and beneath driveways for water quality/detention purposes for areas that are not tabled to the existing water quality basin. Furthermore, during construction, the project applicant would be required to develop and implement a SWPPP as required by law; this would prevent polluted runoff from leaving the construction site. As mentioned above, per the WQMP, non-structural and structural source control BMPs and LID site design practices will also be incorporated into the proposed project to reduce pollutants in stormwater. Impacts to the existing stormwater drainage system and impacts related to additional sources of polluted runoff will be analyzed in a Supplemental EIR.

f) **Potentially Significant Impact.** As mentioned above in 4.9 a) and e), potential impacts to water quality will be evaluated in a Supplemental EIR.

g) **No Impact.** The proposed project does not include housing. Impacts are consistent with the certified EIR; no impact will occur.

h) **Potentially Significant Impact [Impact HWQ-6].** The previously approved Agua Mansa Commerce Center is located within a designated 100-year flood hazard area [23]; however, to protect the previously approved project from flooding, it was determined that all of the buildings be raised above the Base Flood Elevations. Therefore, the project would not impede or redirect flood flows.

The proposed project will add 13.23 acres to the approved Agua Mansa Commerce Center Master Plan. Approximately eleven acres are used for construction materials and equipment storage and approximately 2.17 acres in the northern portion of the site are used as a driveway and truck trailer storage. Impacts related to 100-year flood hazard zones will be analyzed in a Supplemental EIR.

i) **Potentially Significant Impact [Impact HWQ-6].** The Seven Oaks Dam is located upstream of the previously approved Agua Mansa Commerce Center and the 13.23 acre addition to the Agua Mansa Commerce Center (proposed project). However, the proposed project is not located within the designated inundation area for the dam.[24] Numerous levees are located along the banks of the Santa Ana River both within the City and upstream that may protect the project site from flooding. However, these levees will be subject to recertification by the County and accreditation by FEMA to assure proper protection of affected downstream areas. Impacts related to dam inundation will be analyzed in a Supplemental EIR.

j) **No Impact.** The proposed project is not located near any lakes or other bodies of water that would be subject to potential seiche. The proposed project site is located approximately forty miles from the Pacific Ocean. Due to the distance, no impact from tsunami or earthquake induced seiche would likely occur. Impacts will be consistent with the certified EIR; no impacts will occur.

The potential for mudflow is low, since the project site does not lie below steep slopes, within a designated floodplain area, or near any area with substantial exposed natural soil. However, the City's building code provides minimum standards of construction in case of flooding or mudflow such as anchoring, placement and type of utility equipment, building materials, building elevation and flood proofing (i.e., water-tight walls and resistance to hydrostatic pressures and buoyancy), should mudflow occur. Impacts will be consistent with the certified EIR. No impacts are likely to occur.

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[23] FEMA. Flood Insurance Rate Maps. Map Numbers 06071C8686H, Panel 8686H. August 28, 2008.
[24] County of San Bernardino. General Plan Hazard Overlay Map. FH30b. 2010.

4.10 – Land Use and Planning

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☑
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☑	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☑

a) **No Impact.** The proposed project is within the existing city limits of the City of Colton and is primarily undeveloped. The project location would not divide any established community. Further, the project is consistent with General Plan Land Use Element land use designations for the site adjacent to the project site, which include industrially zoned parcels. As proposed, the development meets the City's intent to develop the area. This is consistent with the determination provided in the Initial Study prepared for the certified EIR. [25] No impacts are anticipated.

b) **Less than Significant Impact.** The project site is designated as Heavy Industrial (M-2) by the City of Colton zoning and land use maps. The proposed project is not in conflict with any currently adopted policies. Project completion may take between one (1) and four (4) years, depending on market conditions. The project will require a Tentative Parcel Map, a Design Review Application, Historic Certificate of Appropriateness, and a Variance (for a decrease in parking spaces). Impacts are anticipated to be less than significant, which is consistent with the determination provided in the Initial Study prepared for the certified EIR.

c) **No Impact.** The project is not located within a wildlife conservation plan or natural community conservation plan. Therefore, it will not conflict with any applicable habitat conservation plan or natural community conservation plan. This is consistent with the determination provided in the Initial Study prepared for the certified EIR.

[25] Agua Mansa Commerce Center Initial Study. July 2, 2007.

4.11 – Mineral Resources

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☑	☐	☐	☐
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☑	☐	☐	☐

a-b) **Potentially Significant Impact [Impact MR-1].** The project site is identified within the City of Colton General Plan as being located in a Mineral Resource Zone (2), and therefore has potential mineral resources. Development of the proposed project could result in loss of mineral resources. Impacts to mineral resources will be analyzed in a Supplemental EIR.

4.12 – Noise

Would the project result in:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☑	☐	☐	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☑	☐	☐	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☑	☐	☐	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☑	☐	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☑
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☑

Noise can be defined as unwanted sound. Sound (and therefore noise) consists of energy waves that people receive and interpret. Sound pressure levels are described in logarithmic units of ratios of sound pressures to a reference pressure, squared. These units are called *bels*. In order to provide a finer description of sound, a *bel* is subdivided into ten *decibels*, abbreviated dB. To account for the range of sound that human hearing perceives, a modified scale is utilized known as the A-weighted decibel (dBA). Since decibels are logarithmic units, sound pressure levels cannot be added or subtracted by ordinary arithmetic means. For example, if one automobile produces a sound pressure level of 70 dBA when it passes an observer, two 2 cars passing

simultaneously would not produce 140 dBA. In fact, they would combine to produce 73 dBA. This same principle can be applied to other traffic quantities as well. In other words, doubling the traffic volume on a street or the speed of the traffic will increase the traffic noise level by 3 dBA. Conversely, halving the traffic volume or speed will reduce the traffic noise level by 3 dBA. A 3 dBA change in sound is the beginning at which humans generally notice a *barely perceptible* change in sound and a 5 dBA change is generally *readily perceptible*.[26]

Noise consists of pitch, loudness, and duration; therefore, a variety of methods for measuring noise has been developed. According to the California General Plan Guidelines for Noise Elements, the following are common metrics for measuring noise:[27]

L_{EQ} (Equivalent Energy Noise Level): The sound level corresponding to a steady-state sound level containing the same total energy as a time-varying signal over given sample periods. L_{EQ} is typically computed over 1-, 8-, and 24-hour sample periods.

CNEL (Community Noise Equivalent Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7:00pm to 10:00pm and after addition of ten decibels to sound levels in the night from 10:00pm to 7:00am.

L_{DN} (Day-Night Average Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of ten decibels to sound levels in the night after 10:00pm and before 7:00am.

CNEL and L_{DN} are utilized for describing ambient noise levels because they account for all noise sources over an extended period of time and account for the heightened sensitivity of people to noise during the night. L_{EQ} is better utilized for describing specific and consistent sources because of the shorter reference period.

a) **Potentially Significant Impact.** The City of Colton General Plan has established noise compatibility standards for land uses throughout the city.[28] Exterior noise levels for commercial land uses are considered acceptable up to 65 dBA CNEL during the day and 55 dBA CNEL at night. The Zoning Code Section 18.42.040 limits noise levels radiated by any facility to 65 dBA when measured at the property line and Municipal Code Section 9.16.010 which generally prohibits excessive noise. Existing land uses within the project vicinity generally consist of industrial facilities. According to the certified EIR, the nearest homes may experience worst-case unmitigated peak construction noise levels up to 59 dBA for brief periods of time.

The proposed project will add 13.23 acres to the approved Agua Mansa Commerce Center Master Plan. Approximately eleven acres are used for construction materials and equipment storage and approximately 2.17 acres in the northern portion of the site are used as a driveway and truck trailer storage. Impacts related to generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies will be further analyzed in a Supplemental EIR.

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[26] California Department of Transportation. Basics of Highway Noise: Technical Noise Supplement. November 2009.
[27] California Governor's Office of Planning and Research. General Plan Guidelines. 2003
[28] City of Colton General Plan Noise Element. 1987.

b) **Potentially Significant Impact.** Vibration is the movement of mass over time. It is described in terms of frequency and amplitude and unlike sound; there is no standard way of measuring and reporting amplitude. Vibration can be described in units of velocity (inches per second) or discussed in decibel (dB) units in order to compress the range of numbers required to describe vibration. Vibration impacts to buildings are generally discussed in terms of peak particle velocity (PPV) that describes particle movement over time (in terms of physical displacement of mass). For purposes of this analysis, PPV will be used to describe all vibration for ease of reading and comparison. Vibration can impact people, structures, and sensitive equipment. The primary concern related to vibration and people is the potential to annoy those working and residing in the area. Vibration with high enough amplitudes can damage structures (such as crack plaster or destroy windows). Groundborne vibration can also disrupt the use of sensitive medical and scientific instruments such as electron microscopes. Common sources of vibration within communities include construction activities and railroads. Groundborne vibration generated by construction projects is usually highest during pile driving, rock blasting, soil compacting, jack hammering, and demolition-related activities. Next to pile driving, grading activity has the greatest potential for vibration impacts if large bulldozers, large trucks, or other heavy equipment are used.

Impacts related to excessive groundborne vibration or groundborne noise levels will be analyzed in a Supplemental EIR.

c) **Potentially Significant Impact [Impact N-2].** The proposed project would increase ambient noise levels if it increased traffic generation in the project vicinity. According to the certified EIR, ambient noise increases due to the project will not exceed the 3 dB threshold criteria. The certified EIR for the Agua Mansa Commerce Center determined that long-term on-site noise impacts would be normally acceptable for office and warehouse uses. Impacts related to permanent increases in ambient noise levels in the project vicinity will be analyzed in a Supplemental EIR.

d) **Potentially Significant Impact [Impact N-1].** Operationally, the project will result in periodic landscaping and other occasional noise generating activities. These activities are common in industrial uses and do not represent a substantial increase in periodic noise. According to the certified EIR, ambient noise increases due to the project will not exceed the 3 dB threshold criteria. Furthermore, the project is subject to Zoning Code Section 18.42.040 that limits noise levels radiated by any facility to 65 dBA when measured at the property line and Municipal Code Section 9.16.010 which generally prohibits excessive noise. The certified EIR determined that the noise from the proposed project would be primarily contained inside the buildings and would be mitigated by the buildings themselves.

Impacts related to temporary or periodic increases in ambient noise levels in the project vicinity will be analyzed in a Supplemental EIR.

e,f) **No Impact.** The project is located approximately 3.5 miles northeast of Flabob Airport and 7.5 miles southwest of the San Bernardino International Airport (formerly Norton Air Force Base). The project is located outside of the 65 dBA CNEL noise contours of both Flabob Airport and the former Norton Air Force Base.[29] [30] Impacts are consistent with the certified EIR; no impact will occur.

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[29] Riverside County Airport Land Use Commission. Riverside County Airport Land Use Compatibility Plan – Flabob Airport. 2004.
[30] City of Colton General Plan Noise Element.

4.13 – Population and Housing

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☑	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☑
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☑

a) **Less than Significant Impact.** The 2012 Regional Transportation Plan (RTP) growth projections are developed utilizing a comprehensive analysis of fertility, mortality, migration, labor force, housing units, and local policies such as land use plans. Growth projections for the 2012 RTP predicted a citywide employment growth between 2008 and 2020 of approximately 1,500 and 5,600 by 2035. This project's estimated 381 employees represent approximately 25% and 6% of that citywide projection for 2020 and 2035 respectively. This project would accommodate additional local employment that is well within the growth forecasts developed for the RTP. Furthermore, the project does not include any infrastructure extension or expansion and therefore will not result in any indirect population growth. Impacts will be consistent with the certified EIR for the Agua Mansa Commerce Center; impacts will be less than significant.

b) **No Impact.** Approximately eleven acres of the project site are currently used for construction materials and equipment storage. A driveway and truck trailer storage associated with the adjacent truck terminal occupies the northern 2.17 acres of the project site. The remaining 8.54 acres on the southern portion of the project site are undeveloped but have been graded. The project site does not contain any housing and does not require removal of any residential units, thus no impact will occur. Impacts will be consistent with the certified EIR for the Agua Mansa Commerce Center.

c) **No Impact.** Displacement, in the context of housing, can generally be defined as persons or groups of persons who have been forced or obliged to flee or to leave their homes or places of

habitual residence.[31] There is no housing located onsite, and therefore no residents. As such, there is no *forced or obliged* removal of persons, and therefore no displacement. Impacts will be consistent with the EIR certified for the Agua Mansa Commerce Center; no impacts would occur.

[31] The Brookings Institute. Handbook for Applying the Guiding Principles on Internal Displacement. 1999.

4.14 – Public Services

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Fire protection?	☑	☐	☐	☐
b) Police protection?	☑	☐	☐	☐
c) Schools?	☐	☐	☐	☑
d) Parks?	☐	☐	☐	☑
e) Other public facilities?	☐	☐	☐	☑

a) Potentially Significant Impact [Impact PS-1]. The proposed project includes the construction of a speculative warehouse distribution facility that encompasses 12,000 square feet of office space and 435,330 square feet of warehouse space totaling 447,330 square feet of building area located at the northeast corner of Riverside Avenue at Miguel Bustamante Parkway on 21.07 acres. The City of Colton Fire Department (CFD) provides fire protection and emergency medical response services in the City of Colton. The project site is primarily serviced by Station No. 213, located at 1100 South La Cadena Drive, approximately 2.5 miles northeast of the project site.

The certified EIR for the Agua Mansa Commerce Center determined that the proposed industrial development would not likely create a significant increase in calls and was not expected to impact the City's response time. However, the proposed project will add 13.23 acres to the approved Agua Mansa Commerce Center Master Plan. Approximately eleven acres are used for construction materials and equipment storage and approximately 2.17 acres in the northern portion of the project site are used as a driveway and truck trailer storage. Thus, impacts related to expansion of fire protection services will be analyzed in a Supplemental EIR.

b) Potentially Significant Impact [Impact PS-2]. The proposed project includes the construction of a speculative warehouse distribution facility that encompasses 12,000 square feet of office space and 435,330 square feet of warehouse space totaling 447,330 square feet of building area located at the northeast corner of South Riverside Avenue at Miguel Bustamante Parkway on 21.07 acres. The City of Colton Police Department (CPD) provides police protection services in the City of Colton. The project site is served by the main CPD office located at 650 North La Cadena Drive, approximately 3.5 miles northeast of the project site.

According to the certified EIR for the Agua Mansa Commerce Center, the Colton Police Department included a number of conditions of approval to ensure that potential impacts would be reduced. The certified EIR also determined that development impact fees would be collected prior to the issuance of building permits to support public facilities such as the police department.

Since the proposed project will add 13.23 acres to the Agua Mansa Commerce Center Master Plan, potential impacts related to expansion of police protection services will be analyzed in a Supplemental EIR.

c) No Impact. The proposed industrial project will result in indirect incremental population growth and potential associated growth in students within the Colton Joint Unified School District. In accordance with California Government Code and the Colton Joint Unified School District, standard school facility impact fees will be paid to offset any incremental impacts of the proposed project. According to AB 2926, payment of developer fees constitutes adequate mitigation for any project-related impacts to school facilities. Impacts will be consistent with the Initial Study prepared for the certified EIR. No impacts to will occur.

d) No Impact. The proposed industrial project will not result in direct population growth that would incrementally impact recreation facilities. Impacts to recreation facilities are further discussed in section 4.15. Any expansion or new construction of recreation facilities resulting from the proposed project would be subject to its own environmental review pursuant to CEQA. No impact will occur.

e) No Impact. The proposed industrial project will result in employment growth and indirectly in population growth that would incrementally impact other public services such as libraries or hospitals. Any incremental impact would be addressed through payment of property taxes that go to serve City and County public services. With the payment of development impact fees and property taxes, no impacts will occur to other public services. Impacts are consistent with the Initial study prepared for the certified EIR; no impacts will occur.

4.15 – Recreation

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☑
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☑

a) **No Impact.** The proposed industrial project will not directly result in population growth that would incrementally impact recreation facilities. The City's Quimby Act Fee Ordinance requirement for directly providing parkland is only applicable to residential subdivisions. Impacts are consistent with the Initial Study prepared for the certified EIR; no impact would occur.

b) **No Impact.** The proposed industrial park would not incrementally increase the impact on surrounding and regional parks. Impacts are consistent with the Initial Study prepared for the certified EIR; no impact would occur.

4.16 – Transportation and Traffic

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☑	☐	☐	☐
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☑	☐	☐	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☑	☐
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☑	☐	☐	☐
e) Result in inadequate emergency access?	☐	☐	☑	☐

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☑	☐

a) **Potentially Significant Impact [Impact TC-1].** Construction of the proposed project could reduce the performance of the circulation system if the project-related vehicle trips or any proposed improvements decrease the Level of Service (LOS) on existing streets. In addition, impacts could occur if project improvements reduce the performance of any mode of transportation including mass transit and non-motorized travel. Impacts related to the performance of the circulation system will be analyzed in a Supplemental EIR.

b) **Potentially Significant Impact [Impact TC-1].** The proposed project could result in significant impacts if it conflicts with the San Bernardino County Congestion Management Program (CMP) through reducing the Level of Service of a program identified road to a rating of "E" or below for designated roads or highways. The CMP also establishes a threshold of 100 two-way peak freeway trips or threshold of 50-two way peak arterial link trips to require further analysis by CalTrans or San Bernardino Association of Governments (SANBAG) who oversee preparation and implementation of the CMP. According to the certified EIR for the Agua Mansa Commerce Center, the nearest affected CMP designated freeways are I-10 and SR-60 and arterial links are Riverside Avenue and Agua Mansa Road. Impacts related to CMP designated roads or highways will be analyzed in a Supplemental EIR.

c) **Less Than Significant Impact.** The proposed project is located approximately 3.5 miles northeast of Flabob Airport in Riverside County and approximately eight miles southwest of the San Bernardino International Airport. The proposed building would not encroach into air traffic space and this project would have no effects on demand for local air service or volumes of air traffic. The proposed project will not alter air traffic patterns. Impacts will be consistent with the certified EIR; impacts will be less than significant.

d) **Potentially Significant Impact.** If the project will substantially increase hazards due to a design feature, a significant impact could occur. Impacts related to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses will be analyzed in a Supplemental EIR.

e) **Less than Significant Impact.** The proposed project will be accessible via Riverside Avenue and Miguel Bustamante Parkway. The project site plan identifies the 26 foot wide fire department access and turning radii entering the site and within the site, which are adequate to serve the site in case of an emergency. Impacts will be consistent with the certified EIR; the project would have less than significant impacts to the provision of adequate emergency access.

f) **Less than Significant Impact.** The project will not result in conflicts with adopted policies or plans related to alternative modes of travel, such as bus transit, bicycles or walking paths. The project is not located adjacent to or near an existing bike path or pedestrian facility, nor does the City have adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities that apply to the proposed project site. Impacts will be consistent with the certified EIR; less than significant impact will occur.

4.17 – Utilities and Service Systems

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☑	☐	☐	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☑	☐	☐	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☑	☐	☐	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☑	☐	☐	☐
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☑	☐	☐	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☑	☐	☐	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☑

a) **Potentially Significant Impact [Impact PU-1].** Because of the addition of land area and building area to the Agua Mansa Commerce Center, the proposed project could affect Regional Water Quality Control Board treatment standards by increasing wastewater production, which

would require expansion of existing facilities or construction of new facilities. Exceeding the RWQCB treatment standards could result in contamination of surface or ground waters with pollutants such as pathogens and nitrates.

According to the certified EIR for the Agua Mansa Commerce Center, sewage discharge from the project site will be treated at the City of Colton Wastewater Treatment Plant. Impacts related the project's impact on wastewater treatment requirements will be analyzed in a Supplemental EIR.

b) **Potentially Significant Impact [Impact PU-2].** Colton's water supply is comprised entirely of groundwater extracted from the San Bernardino Basin Area (Bunker Hill Basin portion), the Rialto-Colton Basin, and the Riverside Basin (Riverside North Basin portion). The City of Colton's potable water is supplied by deep water wells. Colton's existing potable water system facilities consist of 15 wells, five main booster pumping plants, nine storage reservoirs, two pressure reducing facilities, and over 120 miles of water transmission and distribution pipelines. The proposed project will connect to an existing twelve inch water main located under Riverside Avenue and an existing twelve inch water line located under Miguel Bustamante Parkway.

The City of Colton Water and Wastewater Department will provide sewer service to the site. Sewage discharge from the project site will be treated at the City of Colton Wastewater Treatment Plant. The proposed project will discharge common wastewater. The project will be served by a new 8" sewer force main located under Riverside Avenue which connects under Agua Mansa and to the City of Colton treatment facility located on South Rancho Road.

The existing Sewer Lift Station, transformer pad, and maintenance building will be relocated on-site, southwest of their current locations near the corner of Riverside Avenue and Miguel Bustamante Parkway, to accommodate the proposed building. The new sewer lift station will be constructed and operational prior to the demolition of the existing sewer lift station. The adequacy of existing sewer mains to convey project-related wastewater flows will be evaluated in a Supplemental EIR.

c) **Potentially Significant Impact [Impact PU-3].** Potentially significant impacts could occur as a result of the proposed project if stormwater runoff was increased to a level that would require construction of new storm drainage facilities. The proposed project will include underground stormwater infiltration chambers located on the north, south, and east sides of the proposed building beneath driveways. New storm drains and catch basins are proposed throughout the perimeter of the site. A proposed storm drain will be located in the northern and western driveways, in parking stalls in the southern driveway, and in eastern driveways. The impacts of the proposed project related to the need for additional local storm drain capacity will be further evaluated in a Supplemental EIR.

d) **Potentially Significant Impact [Impact PU-4].** The project could result in significant impacts if the project required additional water supplies other than those that are currently entitled. Impacts to water supply will be further evaluated in a Supplemental EIR.

e) **Potentially Significant Impact.** As detailed in Sections 4.17.a) and 4.17.b), sewage discharge from the project site will be treated at the Rialto Wastewater Treatment Plant. According to the City of Rialto General Plan, the combined total treatment design capacity of the plant is over 12 million gallons per day (mgd). An existing eight-inch sewer main is located under Riverside Avenue. The eight-inch main discharges into a Public Sewer Lift Station. The Lift Station discharges into a 6-inch force main that further discharges into a 24-inch sewer main in Agua Mansa Road. Existing ten-inch sewer mains are located under Miguel Bustamante Parkway. Wastewater treatment capacity will be further evaluated in a Supplemental EIR.

f) **Potentially Significant Impact [Impact PU-5].** Significant impacts could occur if the proposed project will cause or substantially contribute to exceedance of the existing permitted landfill capacity or violates federal, state, and local statutes and regulations.

Per the CalRecyle, California's trucking and warehousing disposal rate was 1.9 tons per employee year.[32] Based upon this estimate, the proposed project's 381 employees would generate approximately 723.9 tons per year. This represents less than one percent of the yearly allowable disposal rates for the Colton, Mid-Valley, California Street Landfills, the main recipients of the City's landfill waste.[33] Impacts related to landfill capacity will be evaluated in a Supplemental EIR.

g) **No Impact.** The proposed project is required to comply with all pertinent federal, state, and local statutes and regulations related to solid waste as a standard project condition of approval. Impacts will remain consistent with the certified EIR; no impact will occur.

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[32] CalRecyle. Waste Disposal by Business Grouping. http://www.calrecycle.ca.gov/wastechar/DispRate.htm [June 4, 2014]

[33] CalRecycle. Solid Waste Information System. http://www.calrecycle.ca.gov/LGCentral/Reports/DRS/Destination/JurDspFa.aspx [June 4, 2014]

4.18 – Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☑	☐	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)?	☑	☐	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☑	☐	☐	☐

a) **Potentially Significant Impact.** The project site is located adjacent to the Santa Ana River and impacts related to biological resources and the visual character of site and its surroundings may occur. The project may impact sensitive species and migratory birds as indicated in Section 4.4. Furthermore, adverse impacts to historical, cultural, and paleontological resources may occur as discussed in Section 4.5. The environmental analysis provided in Section 4.3 concludes that impacts related to emissions of criteria pollutants and other air quality impacts may pose environmental impacts. In addition, Sections 4.7 and 4.12 conclude that impacts related to climate change and noise may occur. The City hereby finds that the proposed project may result in impacts and a Supplemental Environmental Impact Report will be prepared.

b) **Potentially Significant Impact.** Cumulative impacts can result from the interactions of environmental changes resulting from one proposed project with changes resulting from other past, present, and probable future projects that affect the same resources, utilities and infrastructure systems, public services, transportation network elements, air basin, watershed, or other physical conditions. Such impacts could be short-term and temporary, usually consisting of overlapping construction impacts, as well as long term, due to the permanent land use changes involved in the proposed project. According to the certified EIR for the Agua Mansa Commerce Center, cumulative impacts considered to be less than significant include aesthetics, biological resources, cultural resources, geology and soils, hydrology and water quality, hazards, mineral resources, noise, public services, traffic and circulation, and public utilities. Cumulative Impacts related to air quality will be analyzed further in the Supplemental EIR. The City hereby finds that the proposed project may result in cumulative impacts and a Supplemental Environmental Impact Report will be prepared.

c) **Potentially Significant Impact.** Based on the analysis of the proposed project's impacts in the responses to Sections 1 thru 17, there is indication that the proposed project could result in substantial adverse effects on human beings. Based on the analysis in this Initial Study, the City finds that direct and indirect impacts to human beings may occur and a Supplemental Environmental Impact Report will be prepared.

5 References

5.1 – List of Preparers

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5.2 – Persons and Organizations Consulted

- None